



3 STABLES COTTAGES, DRUMPARK, DUMFRIES DG2 9TX

£510 per month, Unfurnished



3 STABLES COTTAGES, DRUMPARK, IRONGRAY

Oil fired central heating and double glazing

Small garden and private parking

One pet permitted

Landlord registration: 16890/170/31020

Letting agent registration: LARN1902057

EPC Rating = C

Council Tax = C

Stylish architectural conversion of the former Drumpark stables and finished to a high standard. Available from 22nd November 2019.

Situation

Drumpark is situated in the Cairn Valley about 8 miles from Dumfries, which is the main shopping town for the region, and has a number of leisure facilities. The fairtrade village of Dunscore is about 4 miles away which has a medical centre, primary schooling and a community run village pub.

Accommodation:

Timber front door opens into

Front hall with coat cupboard. Door to:

Open plan kitchen / living / dining room

7.18m x 5.77m at widest. Wall and floor units with space for electric oven with extractor hood over, space for a fridge freezer and plumbing for washing machine and dishwasher. Oil fired boiler. Clearview wood burning stove to the Living Area. 2 radiators. TV and telephone points. Partially glazed door to communal courtyard. Vinyl flooring. Door to:

Inner Hall

5.39m x 1.09m. Radiator. Door off to:

Bathroom

2.54m x 2.59m. White suite comprising separate shower cubicle with thermostatic shower with fixed and flexible shower heads, bath, wash hand basin and WC. Extractor fan. Radiator.

Bedroom 1

3.50m x 2.60m. Radiator.

Bedroom 2

2.89m x 3.83m. Radiator. TV point.

Outside

To the front of the property is a parking area allocated to No.3, then a small enclosed lawned garden with drying line. To the rear of the property is an enclosed courtyard which is shared with the other two properties, and provides access to a private garden store.

Tenancy

After viewing interested parties should confirm their interest in the property with Savills. The landlord's preferred applicant will be reference checked



through a tenancy referencing company, and will be required to be ID checked at a Savills office. Please be aware that the Landlord's preference is for a long term tenant.

- 1 The tenancy shall be a Private Residential Tenancy
- 2 The rent shall be payable monthly in advance by bank standing order.
- 3 A deposit of one month's rent will be payable in advance.
- 4 The tenant shall be responsible for the payment of the Council Tax or other rates levied by the Local Authority.
- 5 The property is to be occupied as a private dwelling and is not to be sub-let without the prior permission of the landlord.
- 6 The garden maintenance is the responsibility of the tenant.
- 7 The tenant will be responsible for the costs of all utilities.
- 8 The landlord will insure the property against all fire but such insurance will not cover any contents or effects which the tenant may place in the subjects, the insurance of which will be the tenant's responsibility.
- 9 The tenant will be required to maintain the internal decoration to the same standard as at entry.
- 10 An inventory will be taken prior to entry.
- 11 One pet will be permitted at the discretion of the landlord.

Services

Mains electricity and water, shared septic tank drainage and oil fired central heating.

Viewing

Viewing will only be arranged upon completion of a prospective tenant questionnaire.

Furnishing

Unfurnished

Local Authority

Dumfries & Galloway Council

Directions

From Dumfries take the A76 towards Thornhill. At Holywood turn left on to B729 signposted to Dunscore and Moniaive. After about 1½ miles, bear left signposted to Morrongton. Follow this road for about 3 miles and then turn left. At the T junction turn right then take the second track on the left and the private gravel drive leads up to Stables Cottages. Please note that the property post code, DG2 9TX, may not take you directly to the property.



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20191021CLDV Scottish Letting Agent Registration – LARN1902057 <https://www.gov.scot/publications/letting-agent-code-practice/>

