



WHITESIDE, BRASSWELL, DUMFRIES DG1 3JZ

£650 per month, Unfurnished



WHITESIDE, BRASSWELL, DUMFRIES

Oil central heating and double glazing

Off street parking

No pets and no smokers

Landlord Registration:28155/170/13200

Scottish Letting Agent Registration 1902057

EPC Rating = D

Council Tax = E

A newly renovated property on the outskirts of Dumfries offering spacious accommodation. Early entry available.

Situation

The property is situated on the south west edge of Dumfries. Dumfries is the market town for the area and provides a range of day to day shopping, leisure facilities, primary and secondary schooling. The A75 providing access across Dumfries and Galloway and towards Carlisle is about half a mile away.

Description

UPVC door opens into

Hall

5.28m x 1.33m. Stairs to first floor. Small alcove for coats and doors, cupboard housing the oil fired central heating boiler and doors off to:

Bedroom 1

3.46m x 3.02m. Cupboard with hanging rail and shelf over. Radiator and 8 power points.

Bedroom 2

3.62m x 3.47m. Radiator and 8 power points.

Shower Room

Shower cubicle with thermostatic shower, vanity wash hand basin with cupboard below and wc. Ladder style radiator. Vinyl flooring.

Living Room

4.28m x 3.66m. Open fireplace. Radiator. 10 power points and tv aerial sockets. Doors off to Kitchen and Bedroom 3, and open archway to

Dining Area

4.36m x 3.62m Attractive space with wall of full height double glazed windows and patio doors, radiator and shelved alcove. 10 power points and tv aerial socket.

Bedroom 3

4.22m x 2.51m. Shelved cupboard. 6 power points and tv aerial socket.

Kitchen

4.86m x 2.49m. Newly fitted floor and wall units with single sink and drainer, extractor chimney over space for an electric cooker, and space for a full height fridge freezer. There is a separate utility area with plumbing for a washing machine and space for a tumble drier. Cupboard housing the electricity meter and fuseboard. Radiator and 14 power



points. Door to

Rear Porch

With door to rear garden, vinyl flooring and 2 power points.

First Floor

The narrow stairs lead to a small landing, which has doorway to attic storage which has been floored and contains the hot water cylinder for the property, and then a door to

Bedroom 4

5.21m x 3.40m. Dual aspect room with coomb ceilings, radiator, 8 power points and tv aerial socket. The room has an en-suite shower room with walk in shower cubicle, vanity basin and wc, extractor fan and ladder style radiator.

Outside

The front of the property will be tarmaced to provide off road parking. Access is available to the rear garden which is due to be fenced and provide a small lawned area with patio immediately at the rear of the house. There is a glazed greenhouse style store attached to the side of the property, and further patio area outside the doors for the dining area.

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.

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 No pets and no smokers.

Services

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

Viewing

Viewings will only be arranged upon completion of a prospective tenant questionnaire. All viewings will be during office hours Monday - Friday 8.30am - 5.00pm.

Furnishing

Unfurnished

Local Authority

Dumfries & Galloway Council





Directions

From Dumfries take the A780 Annan Road east out towards the A75. Before the VW garage turn right and Whiteside is on the right hand side immediately before Brasswell Farm. Please note that the property post code, DG1 3JZ, 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.** 20190614CLDV Scottish Letting Agent Registration – LARN1902057 <https://www.gov.scot/publications/letting-agent-code-practice/>

