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TONNACHRAE FARMHOUSE, DUNRAGIT, STRANRAER DG9 8PG

**£600 per month, Unfurnished**



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## **TONNACHRAE FARMHOUSE, DUNRAGIT, STRANRAER**

Rural location

Oil fired central heating and double glazing

Garden, part of the steading and chicken run

Landlord Registration Number: 102426/170/05390

Scottish Letting Agent Registration: LARN1902057

EPC Rating = F

Council Tax = C

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**Detached house in good decorative order and carpeted in a rural location and with an outbuilding. 6 acre paddock available by separate negotiation.**

### **Situation**

The village of Castle Kennedy is approximately 3 miles from the property and has a petrol station with shop and a primary school. Stranraer, 7 miles, is the nearest town and has a range of supermarkets, a secondary school and a community centre which includes a gym and swimming pool.

### **Accommodation**

Timber door opens into:

Front Porch

Vinyl flooring and radiator.

Hall

Stairs to first floor with cupboard under. Radiator. Doors off to

Sitting room

Fireplace and wall cupboard. Radiator.

Living Room

Recessed wood burning stove, wall cupboard and radiators.

Utility room

Range of floor cupboards with Belfast sink. Drying pulley. Radiator. Half glazed door to garden. Doors to:

Washing Closet

With toilet

Kitchen

Range of wall and floor units with oil fired 6 oven Aga, single sink and drainer, integrated dishwasher and fridge and wooden worktop. Bench seat. Vinyl flooring.

First floor

Landing

Doors off to

Bedroom 1

Built in wardrobe and radiator



Bedroom 2  
Radiator

Cloakroom

Bedroom 3  
Built in wardrobe and radiator

Bathroom  
Bath with shower head and tile splash back, radiator, wash basin and toilet.

Shower Room  
Toilet, wash basin, radiator and electric shower

Outside  
Garden to the front and either side of the property with children's climbing frame. Gravel path around house with gravel front entrance from farm track. One outbuilding at the rear of the property will be provided to the tenant for storage.

A 6 acre paddock is available by separate negotiation and will be let on a grazing agreement.

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 Pets will be permitted at the discretion of the landlord.

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

**Furnishing**  
Unfurnished

**Local Authority**  
Dumfries & Galloway Council

**Directions**

From Castle Kennedy, take A75 east bound towards Dunragit. After 1.7 miles turn left onto a private farm track and follow this passing Tonnachrae cottages 1 & 2 until reaching the farmhouse. Please note that the property post code, DG9 8PG, may not take you directly to the property.

**Viewing**  
Strictly by appointment with Stair Estate Tel: 01776 702024.

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.** 20200124CLDV Scottish Letting Agent Registration – LARN1902057 <https://www.gov.scot/publications/letting-agent-code-practice/>

