



WALLETS RURAL PROPERTY SERVICES

RING 3, NEW MARKET STREET, CASTLE DOUGLAS,
KIRKCUDBRIGHTSHIRE, DG7 1HY

T: 01556 503 889 | FAX: 01556 504 540

WWW.WALLETS-RPS.CO.UK | WRPS@WALLETS-RPS.CO.UK

TO LET

27 Ernespie Road, Castle Douglas, DG7 1LD



3 Bedroom House to Let

Rent - £650 per calendar month

No Pets & No Smokers

- 🏠 Living room
- 🏠 Dining Room
- 🏠 Kitchen & Utility
- 🏠 Bathroom & Shower Room
- 🏠 Gas Central heating & Double Glazing
- 🏠 Large Rear Garden
- 🏠 Unfurnished
- EPC - C
- Council Tax Band - D
- LRN - 407684/170/23241



For viewings please contact WalleTS RPS

- **Situation**

27 Ernespie Road is situated in Castle Douglas Town Centre, with both Primary & Secondary schools within walking distance.

- **The Property**

27 Ernespie Road is a well presented 3 bedroom family home and is offered to let on a short assured tenancy for an initial six month term.

The property is in excellent decorative order throughout and is offered on an unfurnished basis

The accommodation comprises of

- Entrance hall
 - Kitchen & Utility Room
 - Lounge with gas fire
 - Dining Room
 - 3 Bedrooms
 - Bathroom
 - Shower Room with WC
- Outside there is a small garden to the front and a large garden laid to lawn at the rear

- **Services**

Mains gas, electric, water & drainage. The property is fully double glazed with gas central heating throughout.

- **Entry**

At a date to be mutually agreed

- **Viewing**

Strictly by appointment with the letting agents:

Wallets Rural Property Services
01556 503889

- **Conditions of let**

The tenant shall enter into a formal Minute of Lease for a Short Assured Tenancy which will incorporate inter-alia the following major terms & conditions.

1. The rent shall be paid monthly in advance and a returnable deposit equivalent to one month's rent shall be paid at the commencement of the tenancy. The deposit will be protected by The Letting Protection Service Scotland.
2. The let shall be for an initial period of 6 month's. In the event that the tenant vacates the property before the expiry of the period of let the Tenant shall be liable to pay the rent in full until the lease expires
3. The Landlord shall be responsible for keeping the property wind and water tight and external decoration. The tenant shall be responsible for internal decoration, fair wear & tear excepted, but no decoration can be undertaken without first seeking consent from the Landlord
4. The tenant shall be responsible for making good all damages and breakages arising during the course of the tenancy
5. The tenant shall be responsible for the payment of Council tax, water charges and sewerage.
6. The tenant shall be responsible for all Gas, electric, telephone charges incurred during the tenancy
7. No pets are permitted without the express permission of the landlord
8. The tenants shall advise the landlords agents immediately of any repairs required
9. The landlord shall insure the property and any contents that belong to him, the tenant is responsible for insuring their own belongings
10. The tenant shall flit and remove himself, his family, goods, gear and chattels forth from the property at the termination of the tenancy howsoever terminated without process of law.

- **Application for the tenancy**

Prospective tenants are required to complete a tenancy reference form if they remain interested in the property. A credit check and references will be required at the cost to the landlord. Rentshield Direct will carry out said referencing.

These particulars have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the let nor in any event give grounds for action of law. Where dimensions are shown these are approximate only.

All descriptions, dimensions, reference to condition, necessary permissions for use and occupation and any other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Wallets Rural Property Services has any authority to make or give any representations or warranty whatever in relation to this property.