



TO LET ON SHORT LIMITED DURATION TENANCY (SLDT) FURMISTON, CARSPHAIRN, CASTLE DOUGLAS, DG7 3TE

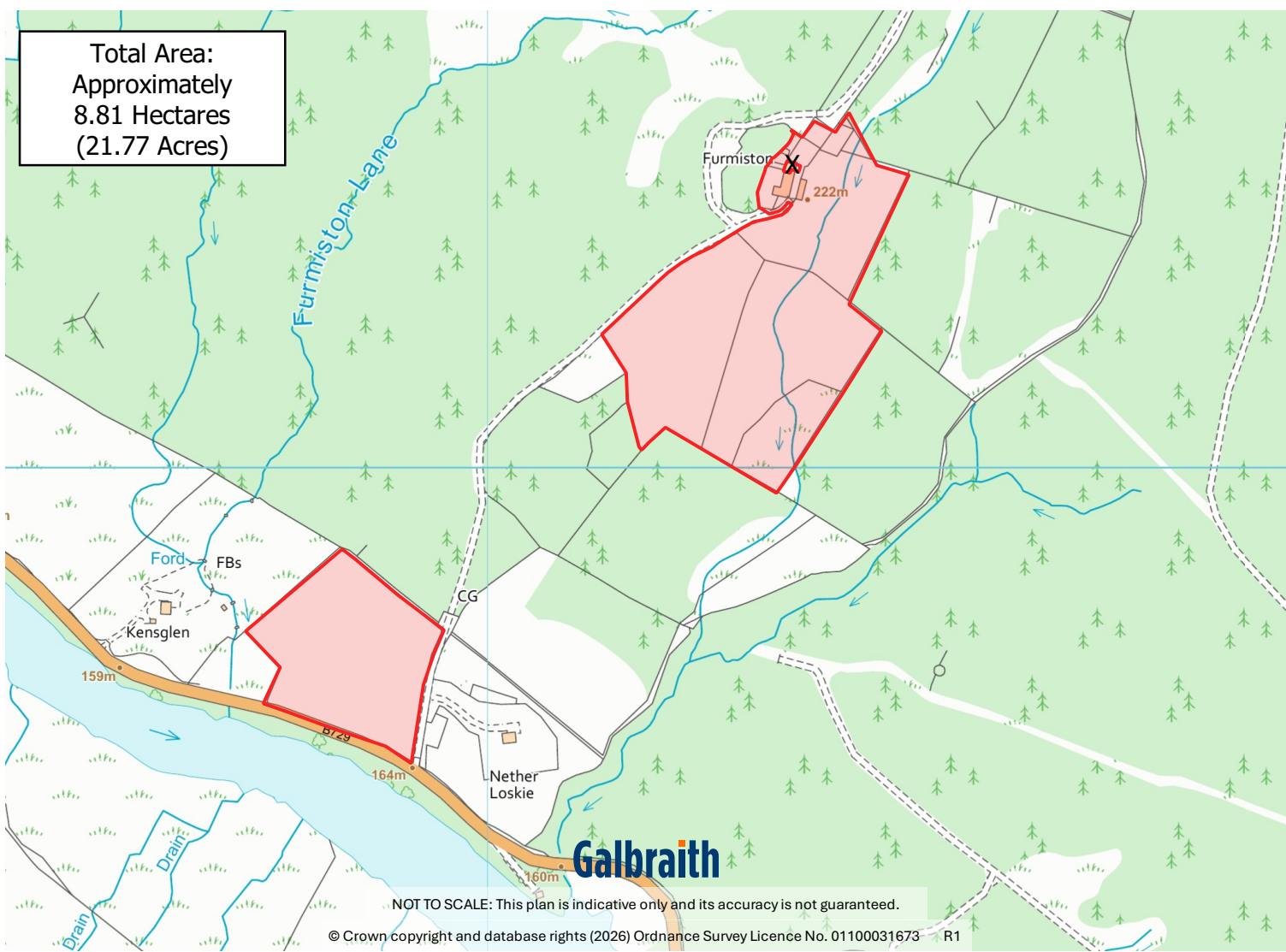
Traditional 3 bedroom farmhouse with 2 bathrooms, open plan kitchen/diner with AGA and 2 reception rooms. Rurally located with a small range of traditional outbuildings suitable for storage and approximately 20.73 acres of land. This property benefits from double glazing, a log burning stove and oil central heating.

This property is to be let on a Short Limited Duration Tenancy under the Agricultural Holdings (Scotland) Act 2003. This is an agricultural tenancy for a fixed two year period, meaning the holding must be used for agriculture.

Carsphairn 3 miles ■ Castle Douglas 24 miles ■ Ayr 27 miles

- EPC - F35
- Council Tax Band - D
- Outbuildings and approx 20.73 acres of agricultural land
- £12,000 per annum.
- No entitlements will be let with the land, but the occupier can claim their own entitlements on the land.
- Private water supply, mains electric, private drainage.
- Viewings strictly by **APPOINTMENT ONLY**

Please contact castledouglas.rural@galbraithgroup.com or call the office on **01556 505 346** to request an application form.



IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date A closing date may be fixed.