



50% share of 76 Nithsdale Mills, St Michael Street, Dumfries, DG1 2QP

Offers over £42,500



This two bedroom third floor flat is ideally located within walking distance of the town centre.

This two bedroom third floor flat is ideally located within walking distance of the town centre. This flat is being sold on a shared ownership basis with Loreburn Housing Association and is a 50% share. Benefitting from views over to the River Nith and Dumfries, this property would be a great opportunity for a first time buyer.

ACCOMMODATION

Hall, Sitting Room, Kitchen, 2 Bedrooms, Bathroom.

Entered through main door with communal staircase leading to the third floor.

HALL

Entered through wooden door. Ceiling light. Loft hatch. Electric storage heater. Cupboard housing fuse box and meters. Large shelved airing cupboard housing hot water tank. Fitted carpet.

SITTING ROOM (15'9" X 10'2" OR 4.86M X 3.11M)

Two windows to the front and two windows to the side, all with blinds. Two ceiling lights. Telephone and television point. Electric storage heater. Electric free standing fire. Fitted carpet.

KITCHEN (9'8" X 6'4" OR 2.99M X 1.97M)

Window to the front. Ceiling strip light. Fitted base and wall units. Stainless steel sink and drainer. Tiled splashback. Fridge. Washing machine. Slot in gas hob. Extractor fan. Lino flooring.

BEDROOM 1 (9'8" X 8'8" OR 3.00M X 2.71M)

Window to the rear. Ceiling light. Electric storage heater. Fitted carpet.



BEDROOM 2 (2.91M X 42.49M OR 9'5" X 8'1")

Window to the rear. Ceiling light. Electric storage heater. Fitted carpet.

BATHROOM (6'3" X 5'1" OR 1.94M X 1.56M)

Opaque glazed window to the rear. Ceiling light. Bath with electric 'Triton Opal' shower over with shower curtain. Tiled splashback. W.C. Wash hand basin. Dimplex wall heater. Extractor fan. Lino flooring.



NOTES

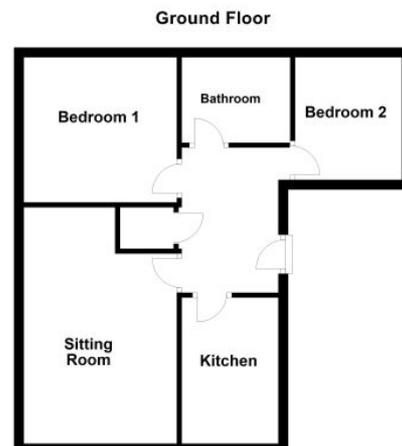
This property has an ample supply of power points, full double glazing and electric storage heating. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees will be given with the white goods included. Home Report available on www.onesurvey.org. EPC Band C. Council Tax Band B.

ENTRY

By negotiation.

VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.



DIRECTIONS

From Dumfries White Sands continue towards St Michael Street Bridge and turn left at the traffic lights. At the next set of traffic lights turn right onto St Michael Street. Turn right into Nithsdale Mills. Number 76 is in the second block on the left.

Consumer Protection for Unfair Trading Regulations 2008, Business Protection from Misleading Marketing Regulations 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com

T: 01387 257 272 | E: web@braidwoods.com