



Flat 82, Nithdale Mills, St Michael Street, Dumfries, DG1 2QP

Offers over £21,250



This 2 bedroom third floor flat is located within a the sought after area of Nithsdale Mills residential development.

A quarter share in this 2 bedroom third floor flat is located within a the sought after area of Nithsdale Mills residential development. The property is walking distance to town centre to access a wide range of local amenities as well as riverside walks and cycle path. This property would suit any one looking to get onto the property ladder. This flat is 75% owned by Loreburn Housing Association and is up for sale as shared ownership.

ACCOMMODATION

Hallway. Lounge. Kitchen. 2 Bedrooms. Bathroom.

HALLWAY (9'1" X 4'8" OR 2.7M X 1.4M)

Accessed through wooden door. Storage cupboard. Ceiling light. Housing of fuse box. Loft hatch. Fitted carpet.

LOUNGE (10'2" X 14'2" OR 3.1M X 4.3M)

Two windows to front fitted with curtains. Laminate flooring. Ceiling light. Space for small dining table. Access through to Kitchen.

KITCHEN

Window to rear. Range of wall and base units. Space for freestanding fridge freezer and oven. Plumbing for washing machine. Stainless steel sink and drainer. Laminate flooring. Storage heater. Ceiling light.



BEDROOM 1 (8'8" X 12'1" OR 2.6M X 3.7M)

This room is a good size double with window to rear fitted with curtains. Space for freestanding furniture. Ceiling light. Fitted carpet.

BEDROOM 2 (8'6" X 6'9" OR 2.6M X 2.1M)

This room is a single room or nursery, with window to front fitted with curtains. Ceiling light. Electric heater. Laminate flooring.

BATHROOM (6'0" X 3'1" OR 1.8M X 1.5M)

Opaque window to rear. Three piece white suit comprising of a W.C, wash hand basin and bath. Electric shower over bath. Tile wash area. Extractor fan. Vinyl flooring.

OUTSIDE

Access through main communal doorway with stairs leading to third floor. Ample outside parking spaces. Communal garden space.

NOTES

This property has an ample supply of power points, electric heating, double glazed, BT & TV points. All fixed floor coverings and blinds are included in the sale. Additional furniture available to purchase by negotiation. Anyone looking to purchase this property will need to be approved by Loreburn Housing Association.



HOME REPORT

The Home Report is available on www.onesurvey.org

EPC & COUNCIL TAX BANDING

EPC Band D. Council Tax Band B.

ENTRY

Subject to negotiation.

VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272

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.



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BRAIDWOODS

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