



North Lodge, Nithbank, Dumfries, DG1 2RZ

Offers over £125,000



This two bedroom detached C Listed building has full planning for change of use into a residential property.

This two bedroom detached C Listed building has full planning for change of use into a residential property. This charming property has a fitted kitchen and bathroom and has potential to become a lovely home within easy distance of the town centre. This property has a private garden and off road parking. Viewings are highly recommended for this property.

### ACCOMMODATION

Vestibule, Hall, Sitting Room, Kitchen, 2 Bedrooms, Bathroom. Gardens to side and rear. Driveway.

#### VESTIBULE (1.26M X 1.28M OR 4'1" X 4'2")

Entered through wooden door with top light. Ceiling light. Fitted carpet.

#### HALL

Ceiling light. Two access hatches into loft. Central heating radiator. Fitted carpet.

#### SITTING ROOM (3.30M X 4.23M OR 10'8" X 13'8")

Windows to the front and side with curtain pole and curtains. Ceiling light. Telephone points. Central heating radiator with thermostat controls. Shelved storage cupboard. Fitted carpet.

#### KITCHEN (3.34M X 2.24M OR 10'9" X 7'3")

Wooden door to the rear with top light. Opaque glazed window to the rear. Window to the side with vertical blinds. Ceiling light. Fitted base and wall units. Stainless steel sink and drainer. Tiled splashback. Fridge. Cooker. New 'Heatline' central heating boiler. Fitted carpet.



### BEDROOM 1 (3.92M X 3.31M OR 12'8" X 10'10")

Window to the side with curtain pole and curtains. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.

### BEDROOM 2 (3.29M X 2.94M OR 10'8" X 9'6")

Windows to the front and side with curtains. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.

### BATHROOM (3.71M X 1.81M OR 12'1" X 5'9")

Opaque glazed window to the side. Ceiling light. W.C. Bath. Wash hand basin. Washing machine. Laminate flooring.

### OUTSIDE

Driveway to the side. Lawn to the side and rear.

### NOTES

This property has an ample supply of power points and full central heating. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees will be given with any white goods included.

### ENTRY

Negoatiable.

### VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.

### DIRECTIONS

Heading out of the town centre on St Michael Street at the roundabout take the third exit onto Bankend Road. North Lodge is the second property on the left.



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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

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