



Nunholm House, 54 Nunholm Road, Dumfries, DG1 1JW

Offers over £280,000




BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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CLOSING DATE SET MONDAY 21ST MARCH AT 12 NOON Situated in a sought after location with only one immediate neighbour, Nunholm House is a substantial five bedroom family home which has been partly renovated.

Situated in a sought after location with only one immediate neighbour, Nunholm House is a substantial five bedroom family home which has been partly renovated. Nunholm House is a category C Listed property and offers extremely spacious accommodation whilst retaining many of its original features. Located within close distance of the town centre, this property also has the advantage of farmland to the front and rear.

ACCOMMODATION

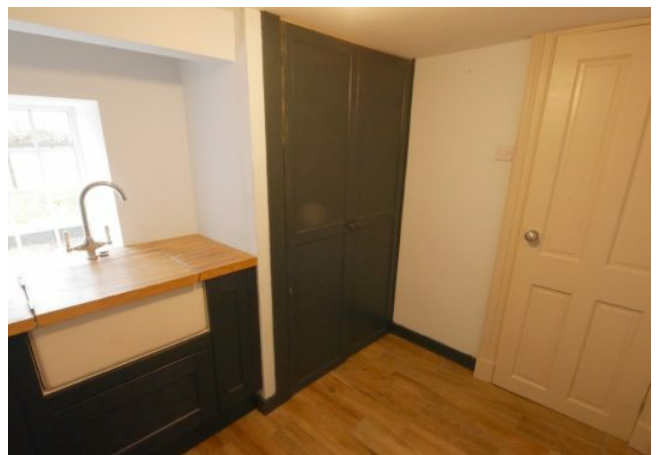
Vestibule, Hall, Sitting Room, Snug, Lounge, Dining Room, Kitchen, Utility Room, Bathroom, 5 Bedrooms (1 En Suite), Family Bathroom. Floored loft space. Timber store. Gardens surrounding.

VESTIBULE (2.16M X 2.17M OR 7'1" X 7'1")

Entered through wooden door with top and side lights. Central heating radiator with thermostat controls. Window into the Hall. Tiled flooring. Glazed timber door leading into the Hall.

HALL (2.10M X 2.83M OR 6'9" X 9'2")

Cornicing. Ceiling light. Timber effect tile flooring. Large storage cupboard with ceiling light and window. Down two steps into corridor with ceiling light, central heating radiator and large under stair cupboard.



SITTING ROOM (5.77M X 4.54M X 18'9" X 14'9")

Windows to the front and side. French doors to the side. Cornicing. Decorative ceiling light. Fireplace. Under window storage. Two central heating radiators with thermostat controls. Shelved storage cupboard.



SNUG (5.04M X 3.25M OR 16'5" X 10'6")

Window to the rear. Coving. Ceiling light. Central heating radiator with thermostat controls. Shelved storage cupboard and alcove. Wood burning stove. Fitted carpet.



LOUNGE (4.69M X 3.08M OR 15'3" X 10'1")

Window to the rear. French doors to the rear. Ceiling light. Central heating radiator with thermostat controls. Television and telephone point. Fitted carpet.

DINING ROOM (4.03M X 4.58M OR 13'2" X 15')

Bay window to the front with under seat storage. Coving. Ceiling light. Central heating radiator with thermostat controls. Timber effect tiled flooring. Through opening into the Kitchen



KITCHEN (3.19M X 5.05M OR 10'4" X 16'5")

Two windows to the side. French doors to the rear. Ceiling light. Fitted base and wall units. Range cooker with extractor fan over. Belfast sink. Space for dishwasher. Timber effect tile flooring.

BACK HALL (1.18M X 2.52M OR 3'8" X 8'2")

External door with glazed panel to the rear. Ceiling light. Under floor heating and controls. Timber effect tile flooring.



BATHROOM (1.68M X 2.49M OR 5'5" X 8'2")

Opaque glazed window to the rear. Ceiling light. Bath with shower over and tiled splashback. W.C. Wash hand basin. Chrome ladder style central heating radiator. Underfloor heating. Timber effect tile flooring.

UTILITY ROOM (2.40M X 2.22M OR 7'8" X 7'3")

Window to the rear. Fitted base units with Belfast sink. Cupboard with space and plumbing for washing machine. Central heating radiator with thermostat controls. Timber effect tile flooring.



BOILER ROOM (1.16M X 2.34M OR 3'8" X 7'7")

Opaque glazed window to the rear. Worcester central heating boiler. Pressurised water tank.

From the Hall, staircase leading to the Landing.

LANDING

Windows to the front and rear. Cornicing. Four ceiling light. Telephone point. Three central heating radiator with thermostat controls. Fitted carpet.

BEDROOM 1 (5.77M X 4.53M OR 18'9" X 14'8")

Windows to the front, side and rear with venetian blinds. Cornicing. Ceiling light. Two wall lights. Two central heating radiators with thermostat controls. Fitted carpet.



BEDROOM 2 (4.84M X 3.21M OR 15'8" X 10'5")

Window to the rear with venetian blinds. Ceiling spot lights. Cornicing. Built in wardrobe with hanging rails and shelves. Central heating radiator with thermostat controls. Fitted carpet.



BEDROOM 3 (3.29M X 3.69M OR 10'8" X 12'1")

Two windows to the rear. Ceiling light. Central heating radiator with thermostat controls. Shelved storage cupboard. Fitted carpet.

BEDROOM 4 (3.59M X 4.26M OR 11'8" X 13'9")

Window to the rear. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.

BEDROOM 5 (3.53M X 3.20M OR 11'6" X 10'9")

Window to the rear. Ceiling light. Central heating radiator with thermostat controls.

EN SUITE (1.23M X 3.26M OR 4' X 10'7")

Ceiling light. W.C. Wash hand basin. Tiled flooring.



FAMILY BATHROOM (2.55M X 3.810M OR 8'3" X 12'11")

Window to the side and rear with venetian blind. Ceiling light. Free standing bath. Mains shower in enclosure. W.C. Wash hand basin set in vanity unit. Chrome central heating radiator. Underfloor heating. Tile flooring.



From the Landing staircase leading into the loft space.

LOFT SPACE (2.81M X 8.90 OR 9'2" X 29'2")

Windows to the front and rear. Fully floored.
Light and power.

OUTSIDE

Large tarred parking area to the front. Garden to the sides and rear.

NOTES

This property has an ample supply of power points, partial double glazing and full gas central heating. All fixed floor coverings and integrated appliances are included in the sale. No guarantees will be given with any white goods included in the sale. Home Report available on www.onesurvey.org. EPC Band D. Council Tax Band G.

ENTRY

By negotiation.

VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272.



DIRECTIONS

Leaving Dumfries town centre on the Edinburgh Road turn left at the traffic lights onto Nunholm Road. Follow the road past Dumfries Sports Club and turn right onto the private lane. Nunholm House is the second property.

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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