



78 Nithsdale Mills, Dumfries, DG1 2QP
2 Bedrooms | Offers over £95,000

PROPERTY DESCRIPTION

Great opportunity to purchase this 2 bedroom ground floor flat at the sought after Nithsdale Mills development. Within walking distance of a range of local amenities and the town centre. Easy access to the Dock Park with riverside walks and cycle path.

This comfortable ground floor flat benefits from 2 bedrooms, ample storage, double glazing, modern fitted kitchen and bathroom. Viewing is highly recommended.

Accommodation: Hall, Lounge, Kitchen, Two bedrooms, Bathroom.

Outside: Designated parking, Communal gardens.

Price: Offers over £95,000

Viewing: Please contact the agents on 01387 266250 (option 2)

KEY FEATURES

- Ground floor flat with excellent accessibility
- Maintenance free grounds
- Popular development
- Convenient for Town Centre
- Two bedrooms
- Recently decorated communal hall/entrance

GGM&W



Enter through security door into communal hall which has been recently decorated. The door to number 78 is on the right.



Accommodation

Hall 3.02m x 1.59m

Security entry system. Wood effect laminate flooring. Ceiling light. Large cupboard housing electricity meter and fuse board. Large cupboard recently installed hot water tank and shelving.

Lounge 4.47m x 3.31m

Double glazed windows to front. Wood effect laminate flooring. Ceiling light. Electric storage heater. Tv point. Phone/Broadband point.

Kitchen 3.00m x 2.26m

Double glazed window to rear. Tile effect flooring. Ceiling strip light. Range of fitted base and wall units with ample worktop surfaces. Stainless steel sink. Splash back tiling. Slot in electric cooker. Space for fridge freezer. Dishwasher. Washing machine. Electric storage heater.

Bedroom One 3.85m x 3.33m

Double glazed window to rear. Ceiling light. Fitted carpet. Electric panel heater.

Bedroom Two 2.78m x 2.25m

Double glazed window to front. Ceiling light. Fitted carpet. Electric panel heater.

Bathroom 1.70m x 1.97m

Obscured double glazed window to rear. Ceiling light. WC. Wash hand basin. Bath with mains powered shower. Tile effect flooring. Extractor fan. Part tiled walls.

Outside

Ample parking to front of the building. Communal drying green.

Services: Mains water, drainage and electricity.

Council Tax Band - B.EPC - D .Price: Offers over £95,000

Closing Date: Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

Offers: Should be submitted in Scottish Form to:- Messrs. Grieve, Grierson, Moodie & Walker, Solicitors, 14 Castle Street, Dumfries DG1 1DR Tel : (01387) 266250 | Fax : (01387) 257950 | www.ggmw.co.uk



FLOOR PLANS

