



86 Nithsdale Mills, Dumfries, DG1 2QP  
2 Bedrooms | Offers over £105,000

### PROPERTY DESCRIPTION

We are delighted to bring to the market this immaculately presented 2 bedroom first floor flat at the sought after Nithsdale Mills development overlooking the Dock Park and river. Within walking distance of a range local amenities and the town centre. Easy access to the Dock Park with riverside walks and cycle path.

This bright and spacious property with unspoilt views of the park and river benefits from 2 double bedrooms, ample storage, double glazing, modern fitted kitchen and bathroom with walk-in shower.

**Accommodation:** Hall, Living room, Kitchen, Bedroom one, Bedroom two, Shower room.

**Outside:** Designated parking, Communal gardens

**Price:** Offers over

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

### KEY FEATURES

- Stunning views
- Allocated parking
- Maintenance free grounds
- Popular development
- Convenient for Town centre
- Balcony
- Spacious lounge

GGM&W



## Accommodation

### Hall 3.60m x 1.84m

Security entry system. Wood effect laminate flooring. Ceiling light. Large cupboard housing electricity meter and fuse board. Large cupboard housing hot water tank and shelving. Electric radiator. Smoke detector.



**Lounge 5.56m x 3.96m**

Double glazed windows with fitted blinds and curtains. Double glazed doors to Juliet Balcony. Wood effect laminate flooring. Ceiling light. Electric Heater. Tv point. Wall mounted electric fire. Space for dining table. Phone/Broadband point.

**Kitchen 2.93m x 2.26m**

Double glazed window with roller blind. Ceiling light. Range of fitted base and wall units with ample worktop surfaces. Stainless steel sink. New world 4 burner electric hob and grill. Space for fridge freezer. Space for washing machine. Extractor fan.

**Bedroom One 3.15m x 2.94m**

Double glazed window with fitted curtain. Ceiling light. Fitted wardrobes with hanging rails and shelving. Tv point. Electric wall panel heater.

**Bedroom Two 3.32m x 2.08m**

Double glazed window with fitted curtain. Ceiling light. Fitted wardrobes with hanging rails and shelving. Electric wall panel heater.

**Shower Room 2.03m x 1.71m**

Obscured double glazed window. Walk in shower unit with Triton powered shower. WC. Wash hand basin. Respatex wall panelling. Vinyl flooring. Storage cabinet. Extractor fan.

**Outside**

Designated parking. Communal drying green.

**Services:** Mains water, drainage and electricity.

**Council Tax Band -B .**

EPC - D .

**Extras:** All floor coverings, carpets, light fittings, blinds, curtains and curtain poles will be included in the sale, if the seller achieves the full asking price.

**Price:** Offers over £105,000

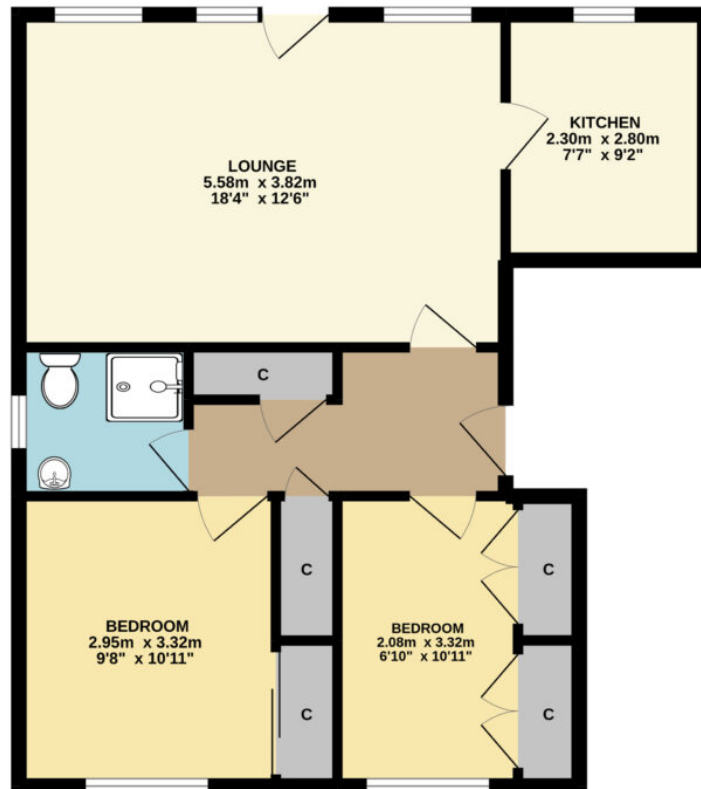
**Closing Date:** Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

**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](http://www.ggmw.co.uk)



## FLOOR PLANS

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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