



Flat 88, Nithsdale Mills

St Michael Street, Dumfries, DG1 2QP

Bright and airy modern top floor flat in popular residential area of Dumfries with lovely views over the Dock Park and River Nith. Viewing highly recommended.



WILLIAMSON
& HENRY
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

Accommodation:

Entrance Hallway
Living Room
Kitchen
2 Bedrooms
Shower Room

Off-road parking. "Fischer" electric heating system, and double glazing throughout.

This top floor flat is situated in a popular residential development close to the town centre, with lovely views over the River Nith and Dock Park. It is in walk-in condition with a bright and airy feel. The flat has recently been refurbished and modernised to a high standard with a "Fischer" electric heating system and double glazing throughout.

There is off-road parking to the front, with ample spaces available.

Dumfries itself has a wide range of services and local amenities as well as being well connected to the A75 main trunk road, east and west. There are many local attractions, including Mabie Forest bike trail, health clubs, tennis and badminton clubs, fine restaurants and nature trails and river walks nearby. The local town centre shops and amenities are only a short walk away.

ACCOMMODATION

ENTRANCE HALLWAY 11'9" x 3'5" 4'6" x 5'11" (L-shaped)

The hallway is laid out in carpet. Radiator. Hatch to the roof. The thermostat for the heating system is located here, as is the boiler.

LIVING ROOM 18'2" x 12'7"

A bright and airy room, with lovely views overlooking the Dock Park and River Nith beyond. Flame-effect modern Dimplex wall mounted heater with decorative fireplace surround which gives off heat as well as light ambience. Multi-paned double glazed windows which afford natural light to the room. Two radiators. Spotlights.

KITCHEN 8' x 9'2"

The kitchen has been fitted out in light, modern units with ceramic tiled floor with under floor heating. Integrated Bosch hob and cooker with extractor fan over, with storage units

above and below the counter. Tiled splash-backs. Stainless steel sink and drainer. There is a washing machine and dish-washer under counter which can be purchased under separate negotiation. Multi-paned double glazed windows overlooking the park and river.

FIRST BEDROOM 7'3" x 9'3" 4'7" x 5'3" (L-shaped)

This room has a built-in wardrobe with sliding doors. Multi-paned double glazed windows overlooking the parking area to the front. Two shelved storage cupboards. Radiator.

SECOND BEDROOM 9'7" x 10'11"

Multi-paned double glazed windows overlooking the front. Radiator. Double built-in wardrobe with sliding doors. Radiator.

SHOWER ROOM 5'7" x 6'4"

Modern shower room with W.C., wash-hand basin and Mira Sprint shower. There is a cupboard and wall mounted mirror unit. Floor to ceiling tiles all around. Obscure paned double glazed window. Wall mounted heated towel rail.

OUTSIDE

There is a communal patio area for the use of all flat owners which overlooks Dock Park and is a lovely sitting area in the summer months.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is an E

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: GJD/PL/PATEK01-01



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property. Purchasers are advised to seek their own advice in this regard.

