



**FLAT 75, NITHSDALE MILLS, ST.MICHAEL STREET,
DUMFRIES, DG1 2QP.**

PRICE: OFFERS OVER £85,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.42m x 5.10m (approx)
Kitchen	2.60m x 2.35m (approx)
Bathroom	2.34m x 1.96m (approx)
Bedroom 1	3.69m x 3.09m (approx)
Bedroom 2	2.60m x 3.26m (approx)

EPC— E

Council Tax Band— B

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



This spacious second floor, two bedroom flat is situated within walking distance of Dumfries town centre. The property is within close proximity to many amenities such as supermarkets, eateries, convenience store, Post Office, doctor's surgery, chemist, fitness suites and library. Benefitting from double glazing, electric heating, off-street parking, new carpets throughout, new hot water tank in 2022 and secure entrance into accommodation block. All white goods pictured within these particulars for included in the sale. Viewings are highly recommended.

The accommodation comprises: front entrance hall with two storage cupboards; spacious living room with views to the front of the property; kitchen with floor and wall cupboards, space and plumbing for white goods; bathroom with W.C., washhand basin and shower over bath; bedroom 1 is a double bedroom with views to the front; bedroom 2 is a single room with views to the front with single storage cupboard.



SERVICES

Mains water, electricity and drainage.

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.

