

# BRAZENALL & ORR

SOLICITORS & ESTATE AGENTS

[www.brazenallandorr.co.uk](http://www.brazenallandorr.co.uk)

104 Irish Street, Dumfries, DG1 2PB Tel: 01387 255695

## 77 NITHSDALE MILLS, ST MICHAEL'S STREET, DUMFRIES



A 50% share of this 2 bedroom ground floor flat, within the Nithsdale Mills complex as part of the Loreburn Housing development. A short walk to town centre and conveniently located for other local amenities and educational facilities including, Schools, UWS Campus, shops, supermarkets, bars and river walks. Accommodation comprises: Entrance Hallway, Lounge, Kitchen, 2 Bedrooms, Shower Room, Parking and Communal Gardens. Double Glazing and Electric Heating.

**50% SHARE - FIXED PRICE £37,500\***

\* A 50% share is on offer for £37,500 with potential for a 100% purchase at the full asking price of £75,000 subject to approval of Loreburn Housing Association

**General:** Within walking distance to Dumfries Town Centre. Easy access to the new DGRI, schools, university campus, library, supermarkets, retail parks, bars & restaurants. Short distance to Bannatynes, DG One Sports and Leisure Complex and Dumfries Sports Club which is a multi-sport club. Dumfries also offers leisure activities which include QOS Arena, Dumfries Ice Bowl and King George V sports club. There is a regular bus service from Town Centre and Dumfries offers transport links via train and bus to cities North and South of the region and ease of access to motorway. Dumfries & Galloway boasts a beautiful coastline and has a vast offering of forests and historical points of interest to be explored.

**ACCOMMODATION COMPRISES:** Within the Nithsdale Mills complex, nestled at the end of private no through road. Secure entry via main door into apartments, then access through wooden front door into property. The entrance hallway benefits from buzzer entry system, electric storage radiator, ceiling lights, laminate wood effect flooring and two storage cupboards, one linen and one walk-in size with lighting, shelving and housing the electric meter, fuse box and hot water tank. The hallway leads off to lounge, shower room and both bedrooms. Glass panelled door leads into spacious lounge, with large double glazed window to front looking onto garden, ceiling light, carpet, electric storage radiator and fireplace with electric fire and wooden surround. Phone and TV aerial points. Lounge leads off to kitchen. The kitchen is functional and ample in size with window to rear, stainless steel single drainer sink unit, selection of wall cupboards, base units and laminate worktops. Ceiling strip light, vinyl flooring, thermostat and immersion switch. Free standing Beko fridge freezer, Montpellier washing machine and free standing cooker/grill included in sale. Both bedrooms are asymmetrical in shape, bedroom 1 has fitted carpet, window to front, ceiling light, panel radiator and built in storage cupboard with hanging and shelving space. Bedroom 2 is also front facing with panel radiator and ceiling light. The shower room is equipped with an accessible shower unit which opens at floor level, Mira electric shower and part Respatex surround. Including standard fittings of WC and wash hand basin. Frosted window to rear, ceiling light and extractor fan. The outside of the property benefits from a communal garden to the front, and shared parking.

### Measurements:

**Lounge:** 18'3 x 11' 3 (5.60m x 3.43m) AWP

**Bedroom 2:** 13' x 10' 3 (3.97m x 3.15m) AWP

**Kitchen:** 9'2 x 8'6 (2.81m x 2.62m)

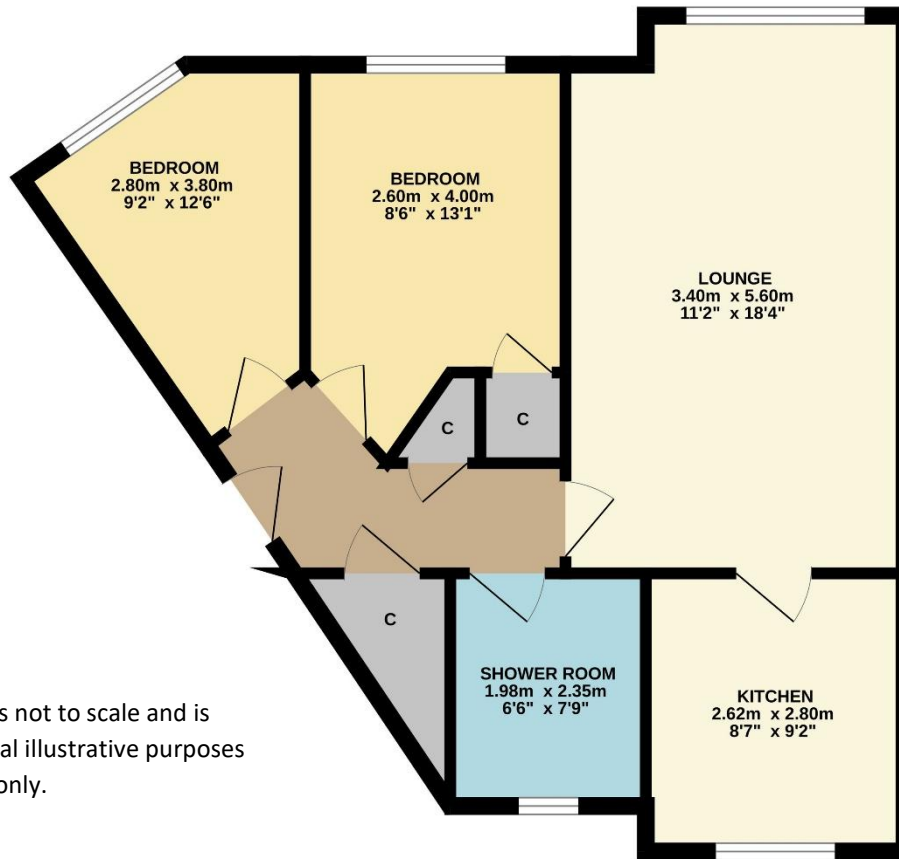
**Shower Room:** 7' 7 x 6' 4 (2.34m x 2.00m)

**Bedroom 1:** 12' 1 x 8' 5 (3.68m x 2.60m) AWP









This floor plan is not to scale and is intended for general illustrative purposes only.

## Notes:

**Post Code:** DG1 2QP **EPC Rating** – C **Council Tax Band** – B Extras - Carpets and Blinds are included

All dimensions are approximate and quoted for guidance only as are the floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances do not imply that they are necessarily in working order or fit for purpose. Prospective purchasers should note that only parties who have noted interest through their Solicitor will be notified should a Closing Date be fixed. These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr LLP, Solicitors Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer. Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars have been tested by the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.

**Loreburn Housing:** Details of shared ownership, communal charges and responsibilities can be found at:

<https://loreburn.org.uk/shared-ownership-homes/>

<https://loreburn.org.uk/shared-owners/>

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**Viewing:** To arrange a viewing please contact the selling agents on 01387 255695

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