37 George Street, Dumfries, DG1 1EB
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Fax: 01387 254 775
DX 580619 & LP 14 Dumfries
Email: law@walker-sharpe.co.uk

2 Nith Avenue, Dumfries, DG1 1EF

1 Bedroom | Offers over £68,000

Situated in Dumfries town centre, this charming and well-maintained one-bedroom ground floor flat offers an excellent opportunity for first time buyers, downsizers, or buy-to-let investors. Enjoying a highly convenient location, the property is less than a minute's walk from the scenic River Nith, providing pleasant riverside walks and easy access to a range of local amenities and transport links.

Double glazing

Garden

Gas central heating

EPC- D

General Information

Kitchen

6’3” x 8’6”

1.90m x 2.60m

Entry by uPVC door with frosted glass panels into the kitchen. Tiled floor, fitted base and wall units, integrated oven and hob top, stainless steel sink and drainer, plumbed for washing machine, boiler, double glazed window looking out to the garden.

Living Room

14’1” x 15’

4.30m x 4.57m

Door with glass panels from kitchen into living room, laminate flooring, two radiators, fireplace with electric fire, built in storage cupboard with meter, doors to bathroom and bedroom, double glazed window looking out to the garden.

Shower Room

5’7” x 8’5”

1.71m x 2.56m

Laminate flooring, WC, wash hand basin, shower, radiator.

Bedroom

9’3” x 16’

2.81m x 4.87m

Laminate flooring, cupboard with fuse box, built in wardrobe, radiator.

Exterior

The garden consists mainly of a concrete slabbed patio area and stones.

Council Tax –

Band B

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.

Floor Plans

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