



Walker & Sharpe

Solicitors, Estate Agents & Notaries Public

37 George Street, Dumfries, DG1 1EB

Email : property@walker-sharpe.co.uk

Tel : 01387 267222
Fax : 01387 254775
DX 580619
Dumfries



***14 Albany Place, Nunholm Road, Dumfries, DG1 1JN
Offers Over £220,000***

We are thrilled to present this stunning, and spacious four double bedroom Georgian maisonette to the market; which boasts a charming blend of period details and contemporary touches. Situated in the highly desirable Nunholm area, this ground floor and basement maisonette property offers a private riverside garden and courtyard. With its picturesque location, this historic property provides breathtaking views over the river Nith and Galloway hills. Viewing is highly recommended to appreciate this property.

***Private Garden
Gas central heating
well presented throughout***

EPC- D

Please phone 01387 267222 to arrange a viewing.



Member

General Information

The property consists of a ground floor and basement maisonette, incorporated within a two-story plus basement, mid terraced residence. The property forms part of grade 'B' listed Georgian dwellings, situated to the north of Dumfries town centre and overlooking the River Nith.

The property is within close proximity to all town centre amenities and is an ideal location for riverside and country walks with the Burns Trail being nearby. Dumfries offers good transport links including bus services, railway station and access to the M74/M6 motorways to the North and South.



Entrance through wooden door into vestibule with fitted carpet. Glass panel wooden frame door into the main hallway with fitted carpet and spotlights. Doors to the dining room, Livingroom, Kitchen, Bathroom, Shower Room, Bedrooms 1&2 and the Stairs to basement.



Living Room

14'9" x 17'8"

4.49m x 5.40m

Wooden door into living room, wooden flooring, single glazed glass panel window to front of property. Gas fire with surround. TV point, alcove with built in storage, two radiators.



Accommodation



Dining Room

14'4" x 12'4"

4.36m x 3.75m

Wooden door into dining room, wooden flooring, wrought iron fireplace, small built in storage cupboard. Single glazed glass panel window to the front of the property, radiator, light fixture.



Bedroom 2

14'6" x 8'4"

4.41m x 2.53m

Wooden door into second bedroom, wooden flooring, double glazed glass panel window onto the rear of the property, radiator.



Kitchen

13'1" x 13'9"

3.98m x 4.19m

Wooden door into kitchen, wooden flooring, sash window to rear courtyard, storage cupboard housing washing machine and tumble dryer. Stainless steel sink and drainer, spotlights, gas hob and double oven, radiator.



Bathroom

7'8" x 7'1"

2.33m x 2.17m

Wooden door into bathroom, tiled flooring, tiled walls, bath with shower head, heated towel rail, WC, wash hand basin. Double glazed frosted window to rear courtyard, single glazed glass pain window looking into hallway, built in storage underneath.



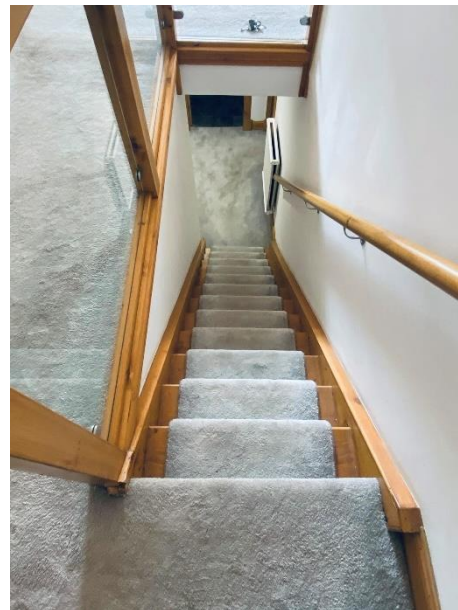
Shower Room
 4'4" x 5'8"
 1.32m x 1.73m

Wooden door into shower room, tiled floor, walk in shower enclosure, wash hand basin, brick and tiled walls.



Bedroom 1
 11'1" x 11'5"
 3.37m x 3.48m

Wooden door into main bedroom, laminate flooring, built in wardrobes, double glazed French doors to the rear courtyard, spotlights, 2 radiators.





Basement Hallway

Stairs to basement, wooden with a carpet runner, Basement hallway with radiator, fitted carpet, wooden doors to store and two bedrooms.



Basement bedroom 1

13'11" x 16'8"
4.24m x 5.08m

Basement bedroom 1, wooden door, single glazed window to the front of the property, radiator, sockets, fitted carpet, spotlights.



Basement bedroom 2

13'3" x 11'1"
4.03m x 3.37m

Wooden door into basement bedroom 2, single glazed window to front, TV point, spotlight, fitted carpet, radiator.



Basement store

5'6" x 8'4"
1.67m x 2.54m

Wooden door, vinyl flooring, shelves, light.



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.

All photos of the property have been provided by the owner to show the property's character and charm.

Exterior

A small gravel garden lies to the immediate front of the property, enclosed by low-level stone walls and box hedging.

Additional garden ground is situated on the opposite side of the road and slopes down to the River Nith, providing a beautiful open view. This garden is mostly laid to grass and is enclosed by a stone wall and beech hedges.

There is an additional small courtyard to the rear of the property, which is laid to concrete and is enclosed by sandstone walls.

Included

Gas hob with double oven and fridge freezer with wine cooling section.

Council Tax - Band E

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