

# 7 Waterside View, St Michaels Bridge Road, Dumfries, DG1 2LX Offers Over £125,000



Rarely introduced to the market, this beautifully presented spacious two bedroom flat in a much sought after prestigious location with views of the River Nith, but on the edge of the town centre with all its amenities. Within walking distance of the Town Centre, and with both University and College campuses and Medical Centre within easy walking distance. The property benefits from gas central heating, double glazing, exclusive parking and visitors' parking.



**POLLOCK & MCLEAN**  
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean  
41 Castle Street  
Dumfries  
DG1 1DU  
01387 255414



**Measurements (all approx.)**

Entrance Hall – 2.08m x 1.53m  
Kitchen – 4.25m x 2.94m  
Bedroom 2 – 3.74m x 2.49m

Hall – 2.80m x 2.08m  
Wet Room – 2.09m x 1.69m

Living Room – 4.61m x 3.58m  
Bedroom 1 – 3.76m x 2.85m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



#### Accommodation comprises:

- Secure communal main entrance leads into spacious and well-maintained hallway
- Entrance hall with built-in cupboard housing electrics, coat hooks and intercom.
- Hallway with doors to 2 bedrooms, wet room and living room. Built-in cupboard.
- Spacious and bright living room with double French doors opening onto Juliette Balcony.
- Spacious kitchen/diner with wall and base units. Sink and half with mixer tap and right hand drainer. Integrated fridge/freezer, dishwasher and washing machine. Integrated electric oven and gas hob. Window to rear.
- Wet room with shower, W. C. and wash hand basin with vanity unit. Part tiled.
- Bedroom 1 with window to the front. Three door fitted wardrobe with hanging rail and shelves.
- Bedroom 2 with window to the front. Three door fitted wardrobe with hanging rail and shelves.
- Communal garden laid to lawn with some flowers and shrubs.



