



NO'64 NUNHOLM ROAD

Dumfries, DG1 1JW



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NO'64 NUNHOLM ROAD

Dumfries, DG1 1JW

Carlisle 34 Miles, Glasgow 76 Miles, Edinburgh 78 Miles

AN EXTREMELY WELL PRESENTED AND RECENTLY MODERNISED DETACHED BUNGALOW SITUATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA OF DUMFRIES

- RECENTLY MODERNISED THREE BEDROOM ACCOMMODATION (1 EN-SUITE)
- GENEROUS GARDEN GROUNDS TO THE FRONT AND REAR WITH OPEN VIEWS
- OFF ROAD PARKING TO THE FRONT & ATTACHED SINGLE GARAGE
- WITHIN AN EASY WALKING DISTANCE TO DUMFRIES TOWN CENTRE AMENITIES
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS
- EPC RATING – D(64)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 502764
Email: karen@hallbaird.co.uk



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk





INTRODUCTION

No' 64 Nunholm Road is situated on a generous plot with open views over farmland to the front and rear. The property is within close proximity to all town centre amenities, the newly constructed hospital. The location of the property is such that riverside and country walks (Burns Trail), are available straight from the doorstep.

No' 64 Nunholm Road has been immensely improved within the current ownership having been completely refurbished and now provides a beautifully presented contemporary home. The improvements undertaken within the property **include: new double glazing throughout, new bathroom & en-suite both with digitally controlled underfloor heating, new kitchen with full complement of integrated appliances, engineered oak herringbone flooring flowing seamlessly throughout the kitchen / diner and central hallway, Clearview wood burning stove installed and the property has been completely redecorated throughout with made to measure blinds in the majority of the rooms. The whole modernisation is complimented with brushed chrome toggle light switches and oak finishing throughout. The property has been fully rewired, partially re-plumbed and the smoke and carbon dioxide detectors have been installed to meet the new regulations to be introduced in February 2022. The current owner has made the communal living space bright and roomy with the bedrooms being cosy retreats. The attic space is ready for conversion to create further living space.**

To the rear, a newly laid Indian sandstone patio runs the entire length and down the left side. The garden grounds, as described by the owner 'are a work in progress', which have recently been fenced with quality timber and provide a super blank canvas for the keen gardener.

Note from the owner: I did intend to make this once tired, but now contemporary, 1952 bungalow my permanent home, but my personal circumstances have changed. The landscaped gardening is 'a work in progress' and had thoughts for development of the attached garage and creating a master suite in the attic space, which I will of course share these ideas with any prospective buyers. Block Paving at the front needs a bit of attention, along with the paving to the right of the house. None of this is insurmountable, the lions share of the work has been completely to a really high standard by a reputable, long established building company.

All made to measure fitted blinds are included in the sale, however, the made to measure curtains in the lounge are available to purchase by separate negotiation along with some items of furniture.

No' 64 Nunholm Road is conveniently located close to the regional centre of Dumfries, which provides all essential services within the busy market town. The town boasts all essential and professional services, along with three retail parks, an ice rink, and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

Communications to the area are good with the property lying in close proximity to the main A75 Euro Route, which provides quick access from the south via the M6 & M74. Cairnryan, the ferry link with Northern Ireland is a little over an hour's drive via the A75 and the international airports of Prestwick and Glasgow are about 58 miles and 72 miles respectively. There are mainline railway stations at both Dumfries and Lockerbie.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses, the closest being a short drive or River Walk to the Edinburgh Road course.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for No' 64 Nunholm Road are sought in excess of: £290,000

VIEWING

By appointment with the sole selling agents:

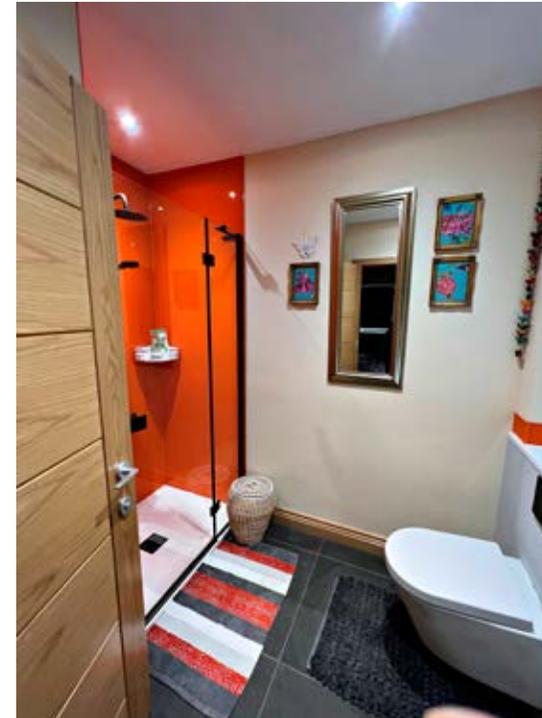
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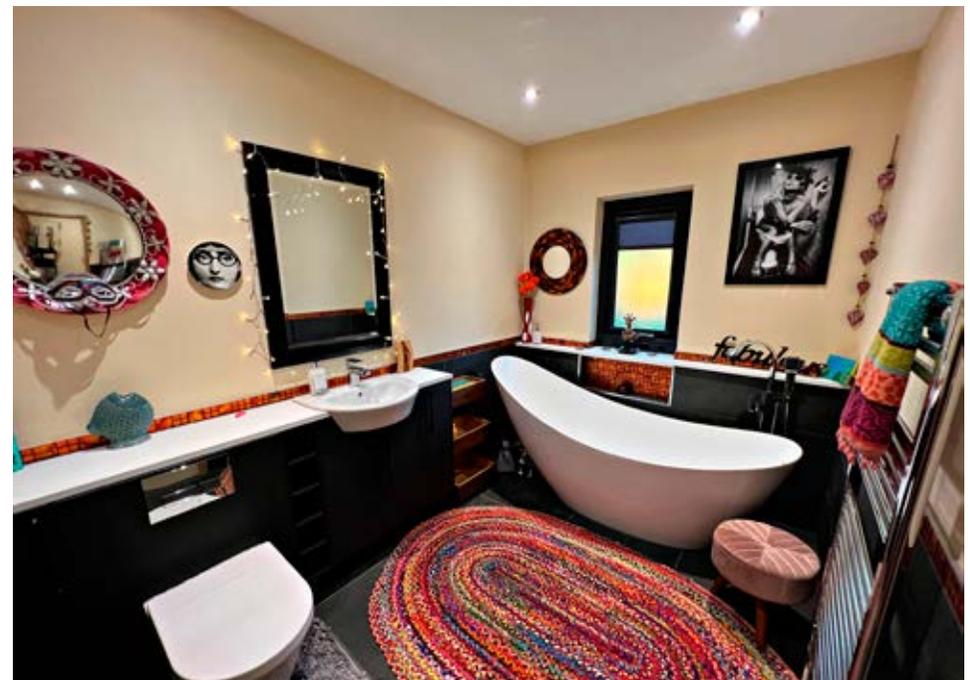
PARTICULARS OF SALE

No' 64 Nunholm Road is located in a quiet sought-after residential area and within an easy walk or short drive to town centre amenities. The dwelling offers comfortable stylish accommodation, as follows:

- **Front Entrance Porch**
With modern UPVC door to the front and oak timber glass panelled door to the central hallway.
- **Central Hallway**
A large central hallway with engineered oak herringbone flooring.
- **Master Bedroom 1 (En-suite)**
With a walk-in wardrobe, en-suite off, window to the front with made to measure fitted roller blind.



- **En-suite**
With digitally controlled underfloor heating, modern heated towel rail, built-in shower cubicle, wall hung toilet and WHB set in modern vanity unit, window to the side.
- **Double Bedroom 2**
The current owners utilise this room as an office at present with bespoke modern fitted shelving, built-in storage cupboard, window to the front with made to measure roller blind.
- **Double Bedroom 3**
With fitted wardrobes, made to measure roller blind fitted on the window to the rear.



- **Family Bathroom**
With standalone slipper bath, wall hung WC & WHB set in modern vanity unit, digitally controlled underfloor heating, built-in cupboard housing central heating boiler, window to the rear with made to measure fitted blind.

- **Kitchen / Diner**

This fantastic family space consists of a new fully fitted kitchen with integrated dishwasher, washing machine, tumble drier, Neff electric oven, Bosch microwave, a five-ring induction hob and a plumbed in American style fridge freezer. Window to the rear fitted with made to measure blind and the patio doors have remote controlled fitted blinds.

The dining area provides ample space for family dining and social entertaining with patio doors leading to the rear garden grounds and double oak timber glazed doors leading into the living room. The whole of the kitchen / dining area is fitted with engineered herringbone flooring throughout.



- **Living Room**

With picture window to the front and Clearview wood burning stove.

- **Attic Space**

During the modernisation, the attic space has been made good for any future conversion to additional living space.







OUTSIDE

As mentioned earlier, there are generous garden grounds to the front and rear of the property which have recently been re-fenced. The front garden is mainly laid to lawns with the rear garden having recently been completely cleared of many years of overgrown shrubbery and a sandstone patio laid, which now provide a blank canvas for any potential purchaser. Both the front and rear of the property overlook farmland and attract a variety of birds with woodpeckers being regular visitors to the feeders.

SERVICES

- Mains water and electricity
- Private drainage
- Gas fired central heating
- UPVC double glazed
- The telephone line is installed subject to the normal BT regulations



HOME REPORT

A Home Report can be downloaded direct from our website: www.threaverural.co.uk

MATTERS OF TITLE

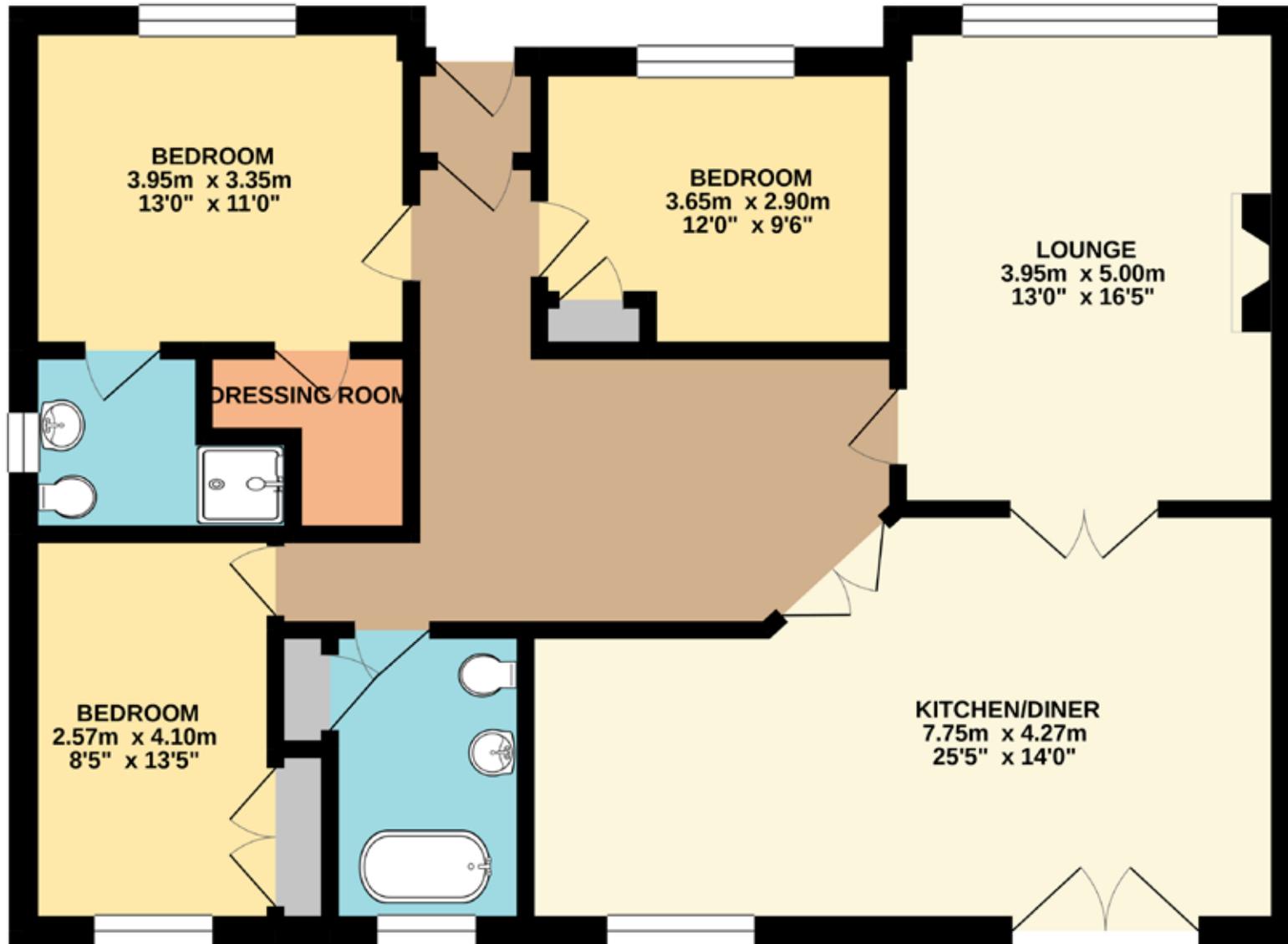
The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mrs Karen Baird** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band F.

Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared October 2021





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