



50% share of 54 Kirkpatrick Court, Dumfries, DG2 7DG

Offers over £42,500



An excellent opportunity to purchase a half share of a lovely two bedroom first floor flat.

An excellent opportunity to purchase a half share of a lovely two bedroom first floor flat with views over the River Nith and Dock Park. This flat is being sold on a shared ownership basis with Loreburn Housing Association and is a 50% share. This property benefits from fresh, neutral décor, new flooring throughout and a new bathroom suite. Located in a great position close to the town centre, meaning all amenities are within walking distance.

### ACCOMMODATION

Communal Entrance, Hall, Sitting Room, Kitchen, 2 Bedrooms, Bathroom.

Communal entrance and staircase to the first floor.

### HALL

Entered through wooden door with opaque glazed panels. Ceiling light. Electric storage heater. Fuse box and meters. Fitted carpet.

### SITTING ROOM (4.20M X 3.55M OR 13'7" X 11'6")

Window to the rear with roller blind. Coving. Ceiling light. Telephone and television points. Secure entry phone. Fitted carpet.

### KITCHEN (2.22M X 3.56M OR 7'3" X 11'6")

Window to the rear with roller blind. Ceiling strip light. Fitted base and wall units. Stainless steel sink and drainer. Space and plumbing for washing machine, cooker, fridge and freezer. Electric storage heater. Hot water control. Built in cupboard housing hot water tank. Tile effect flooring.



### BEDROOM 1 (2.63M X 3.37M OR 8'6" X 11')

Window to the front with roller blind. Ceiling light. Electric storage heater. Built in wardrobe with hanging rail and shelves. Fitted carpet.

### BEDROOM 2 (3.23M X 3.41M OR 10'6" X 11'2" BOTH AT WIDEST POINTS)

Window to the front with roller blind. Ceiling light. Electric storage heater. Built in wardrobe with hanging rail and shelves. Fitted carpet.

### BATHROOM (2.11M X 1.58M OR 6'9" X 5'1")

Ceiling light. Extractor fan. W.C. Wash hand basin set in fitted unit. Bath with 'Mira Advance' shower over and shower screen. Tiled splashback. Respatex. Dimplex wall heater. Tile effect flooring.

### NOTES

This property has an ample supply of power points, full double glazing and electric storage heating. All fixed floor coverings and window dressings are included in the sale. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band C. Council Tax Band C.

### ENTRY

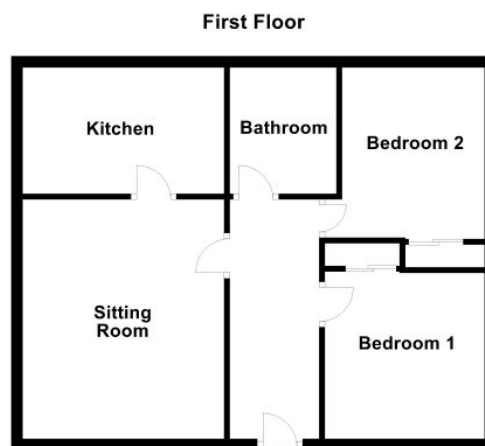
By negotiation.

### VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.

### DIRECTIONS

Leaving Dumfries along the Whitesands towards Dockhead, turn right at the traffic lights and cross St Michaels Street Bridge. At the top of the hill turn left onto Troqueer Road then turn left into Kirkpatrick Court. Follow the road down to the bottom and turn left. Number 54 is in the last block on the right hand side.



## CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





# BRAIDWOODS

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