



83 Kirkpatrick Court, Dumfries, DG2 7DE

Offers over £85,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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This two bedroom flat located in the popular Kirkpatrick Court development is presented to the market in walk in condition.

This two bedroom flat located in the popular Kirkpatrick Court development is presented to the market in walk in condition. Located on the second floor, this flat has stunning views over the River Nith and Dock Park. This property would make an ideal investment purchase for a buy to let or a first time buyer.

### ACCOMMODATION

Hall, Sitting Room, Kitchen, 2 Bedrooms, Bathroom. Private parking space.

Secure entry door and communal staircase to the second floor.

### HALL

Entered through wooden door with opaque panels. Two ceiling spot lights. Electric storage heater. Small unit housing fuse box and meters. Access into the loft. Fitted carpet.

### SITTING ROOM (4.35M X 3.56M OR 14'3" X 11'6")

Window to the rear with vertical blinds, curtain pole and curtains. Coving. Ceiling light. Television point. Telephone point. Secure entry phone. Electric storage heater. Fitted carpet.

### KITCHEN (3.54M X 2.13M OR 11'6" X 7')

Window to the rear. Ceiling spot lights. Fitted base and wall units. Stainless steel sink and drainer. Tiled splashback. Fridge freezer. Washing machine. Integrated hob and oven with stainless steel extractor hood over. Shelved airing cupboard housing hot water tank. Tile effect flooring.





### BEDROOM 1 (3.17M X 3.34M OR 10'4" X 10'9")

Window to the front with vertical blinds and curtains. Ceiling light. Television point. Electric storage heater. Built in wardrobe with hanging rail and shelves. Fitted carpet.

### BEDROOM 2 (2.66M X 3.33M OR 8'7" X 10'9")

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

### BATHROOM (1.57M X 2.04M OR 5'1" X 6'8")

Opaque glazed windows to the side. Stainless steel ceiling spot lights. Tiled walls. W.C. Wash hand basin. Bath with 'Mira Jump' shower over and shower screen. Electric heated towel rail. Tile effect flooring.

### NOTES

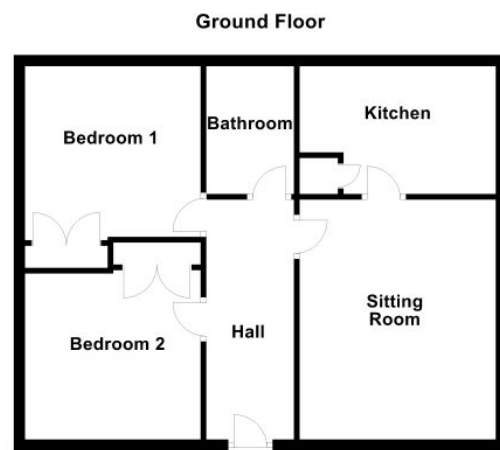
This property has an ample supply of power points, full double glazing and full electric storage heating. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees will be given with the white goods included. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band D. 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 number 83 is in the block straight ahead.

## 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.



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