



47 Kirkpatrick Court, Dumfries, DG2 7DG

Offers over £110,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)  
[www.braidwoods.com](http://www.braidwoods.com)



This two bedroomed ground floor flat is located in a the popular Kirkpatrick Court development and presents a walk in condition.

This two bedroomed ground floor flat is located in the popular Kirkpatrick Court development and presents a walk in condition. The property is within walking distance of the River Nith and Dock Park suitable for keen walkers and cyclists. The flat would make an ideal buy-to-let investment or for first time buyers.

### ACCOMMODATION

Entrance vestibule. Sitting Room. Kitchen. 2 Bedrooms. Bathroom. Garage.

### ENTRANCE HALL (4'4" X 2'9" OR 1.3M X 0.9M)

Access from outside by wooden glass panel door. Space for coats and shoes. Fitted carpet. Housing of electric box. Ceiling light.

### SITTING ROOM (12'1" X 15'0" OR 3.6M X 4.5M)

Large window to front fitted with vertical blinds and curtains. Built in storage cupboard. TV Point. Storage heater. Ceiling light. Fitted carpets.

### KITCHEN

Window to rear fitted with roller blinds. Range of wall and base units. Storage cupboard also housing of the boiler. Room for freestanding fridge freezer, plumbing for washing machine. Built in electric hob and cooker with extractor fan above. Stainless steel sink and drainer. Ceiling light. Vinyl flooring.



### INNER HALL (3'4" X 5'2" OR 1.0M X 1.6M)

Access to both bedrooms and bathroom. Fitted carpet. Ceiling light.

### BEDROOM 1 (9'2" X 11'5" OR 2.8M X 3.5M)

Window to front fitted with curtains. Ample space for freestanding furniture with additional built in wardrobe. Fitted carpets. Ceiling light. Storage heater.

### BEDROOM 2 (8'0" X 11'0" OR 2.4M X 3.3M)

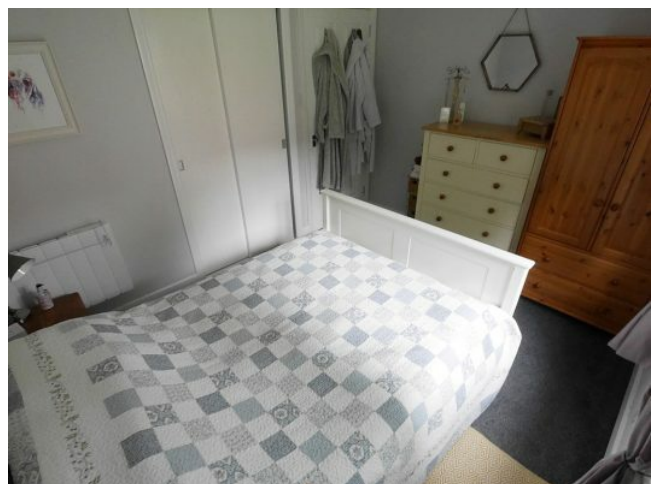
Window to rear fitted with roller blind. Room for additional furniture with a built in wardrobe. Fitted carpets. Ceiling light. Storage heater.

### BATHROOM (7'4" X 5'6" OR 2.2M X 1.7M)

Opaque window to rear. Three piece white suite comprising of, W.C, wash hand basin, bath with electric shower above. Glass shower screen. Tilled wash area. Electric wall heater. Vinyl flooring.

### GARAGE (20' X 8')

The garage can be access by the stairs to the side of the building. It is fitted with an up and over door. Electric and lighting is fitted.



## NOTE

The property has an ample supply of power points, individual sufficient storage heaters per room and double glazed. All fixed floor coverings and blinds are included in the sale

## EPC & COUNCIL TAX BANDING

EPC Band – D Council Tax Band – C

## HOME REPORT

The Home Report is available on [www.onesurvey.org](http://www.onesurvey.org)

## VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272

## ENTRY

Subject to negotiation





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.



Ground Floor



For Illustration Purpose Only



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