



57 Kirkpatrick Court, Dumfries, DG2 7DG

Offers over £44,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com
www.braidwoods.com

A great opportunity to purchase a 50% share of a two bedroom ground floor flat with stunning views overlooking the River Nith and Dock Park.

A great opportunity to purchase a 50% share of a two bedroom ground floor flat with stunning views overlooking the River Nith and Dock Park. Number 57 is being sold on a shared ownership basis with Loreburn Housing Association however there is an option to purchase 50% from Loreburn Housing for full ownership. Situated perfectly for easy distance of the town centre and all amenities, including within walking distance of the Dumfries and Galloway College and the Crichton University Campus.



ACCOMMODATION

Secure entry door into the Communal Hall, Entrance Hall, Sitting Room, Kitchen, 2 Bedrooms, Bathroom.

ENTRANCE HALL (0.91M X 4.19M OR 2'9" X 13'7")

Wooden door with opaque glazed panels. Ceiling spot lights. Newly fitted electric panel heater. Fuse box.



SITTING ROOM (11'6" X 13'8" OR 3.56M X 4.22M)

Window to the rear overlooking the River Nith and Dock Park with curtain pole and curtains. Coving. Track ceiling spot lights. Newly fitted electric panel heater. Telephone and television points. Secure entry phone. Fitted carpet.



KITCHEN (7'1" X 11'6" OR 2.16M X 3.56M)

Window to the rear overlooking River Nith and Dock Park. Ceiling track spot lights. Newly fitted electric panel heater. Fitted base and wall units. Stainless steel sink and drainer. Tiled splashback. Slot in cooker. Space for washing machine and dishwasher. Cupboard housing hot water tank. Extractor fan. Thermostat. Wooden effect cushion flooring.

BEDROOM 1 (10'7" X 11'1" OR 3.27M X 3.39M)

Window to the front with roller blind. Track ceiling spot lights. Electric panel heater with timer. Built in wardrobe with hanging rail and shelf.

BEDROOM 2 (8'4" X 11'1" OR 2.57M X 3.39M)

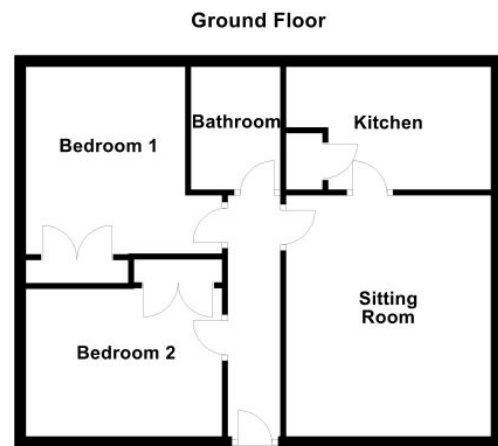
Window to the front with roller blind. Ceiling light. Electric panel heater with timer. Built in wardrobe with hanging rail and shelf. Fitted carpet.

BATHROOM (5'1" X 7' OR 1.56M X 2.15M)

Ceiling light. 'P' shaped bath with electric 'Mira Sport' shower over bath with shower screen. W.C. Wash hand basin. Extractor fan. Wall mounted electric fan heater. Tiled walls and flooring.

NOTES

This property has an ample supply of power points, full electric heating and full double glazing. All fixed floor coverings and window dressings are included in the sale. Please note there are no floor coverings in the Hall and Bedroom 1. No guarantees will be given with any white goods included. Home Report available on www.onesurvey.org. EPC Band D. Council Tax Band C.



ENTRY

By negotiation.

VIEWINGS

Please 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 57 is in the second 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.



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