



46 KIRKPATRICK COURT
DUMFRIES, DG2 7DG
PRICE: OFFERS OVER £89,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Measurements:

Entrance vestibule	3'06" x 3'00" (approx)
Living Room	12'00" x 14'11" (approx)
Kitchen	12'00" x 7'06" (approx)
Hall	3'03" x 5'02" (approx)
Shower Room	7'05" x 5'07" (approx)
Bedroom 1	9'02" x 11'08" (approx)
Bedroom 2	8'00" x 10'11" (approx)

Home Report—www.packdetails.com
 Ref HP653679
EPC = D

Viewing are strictly by appointment only by telephoning the selling agents On 01387 267316. This will be subject to compliance with current Covid-19 regulations.



46 Kirkpatrick Court is an attractive, newly refurbished first floor two bedroom flat situated in the popular residential area of Troqueer. The property is within walking distance of local amenities, Dock Park, Crichton Campus and a greater range of amenities are available in Dumfries Town Centre itself. This would be ideal for a first-time buyer or a buy-to-let purchaser.

The accommodation comprises: communal stairs, entrance vestibule, bright living room with electric fire, modern, newly fitted kitchen with a range of units, sink with mixer tap and left hand drainer, built-in electric oven with 4 ring hob and extractor fan, washing machine and fridge/freezer. Two bedrooms, both with built-in wardrobes with hanging rail and shelves, one front facing and one rear. Modern shower room, large walk-in shower, W.C., wash hand basin with mixer tap and storage unit. New fitted electric radiators. Wheelie bin storage to front.



OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

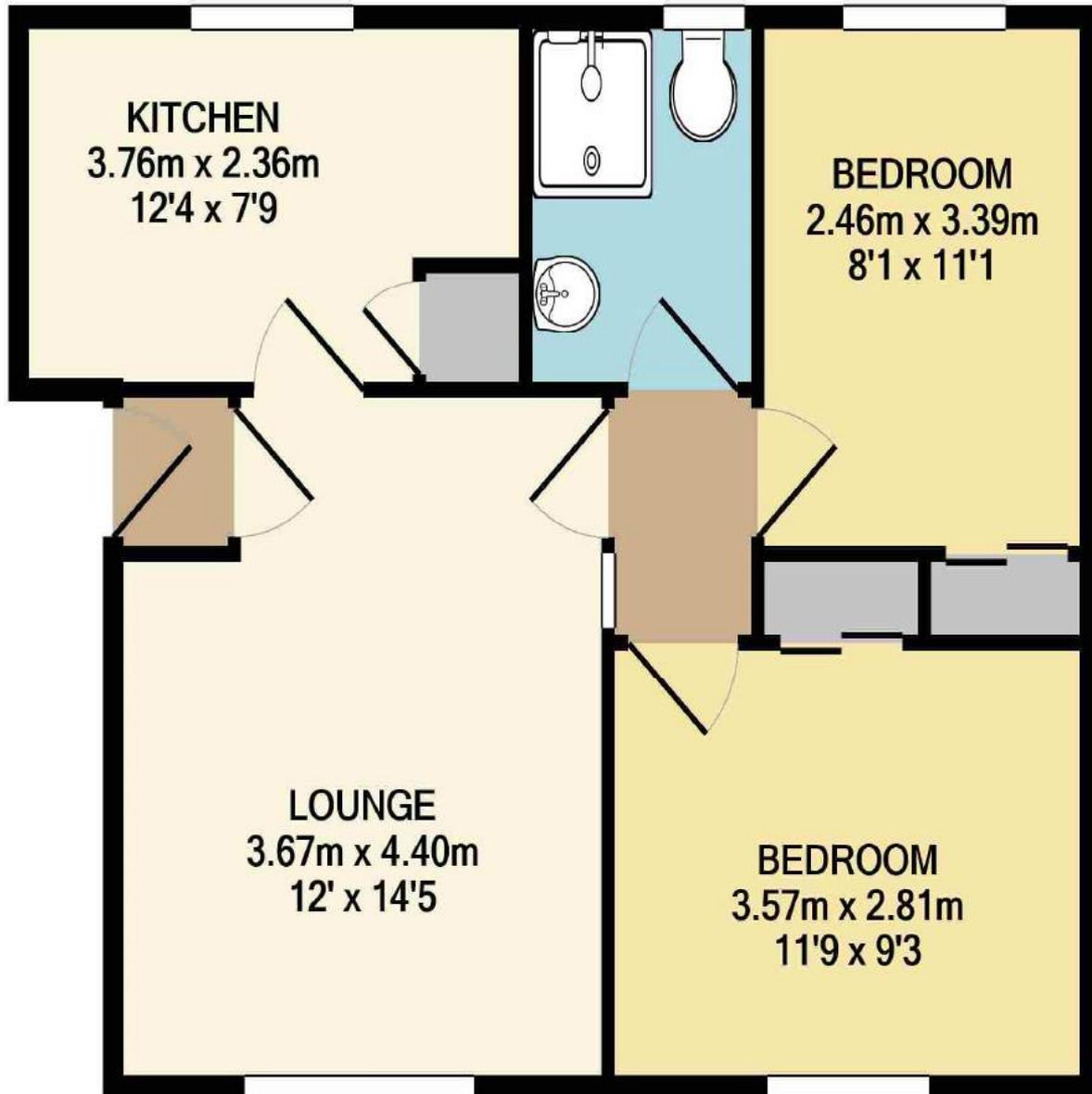
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.









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 for 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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