

BRAZENALL & ORR

SOLICITORS & ESTATE AGENTS

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104 Irish Street, Dumfries, DG1 2PB Tel: 01387 255695

76 KIRKPATRICK COURT, TROQUEER, DUMFRIES



Two bedroom first floor flat situated in the heart of Dumfries. Ideal opportunity for first time buyer or as a buy to let. Within close proximity to the new DGRI on Garroch Loaning, Mountainhall Treatment Centre, UWS Crichton Campus, D&G College, Primary and Secondary schools. The property also has access to adequate public transport and is within walking distance of Dumfries Town Centre as well as within easy reach of local amenities such as Supermarkets, Golf Course, River walks and Parks. Accommodation comprises: Private ground level door, Entry Hallway and Stairs, Upper landing, Lounge open plan to Kitchen, 2 Bedrooms, Shower Room and Outside Store. Electric Heating and Double Glazing throughout. Allocated parking.

GUIDE PRICE £100,000

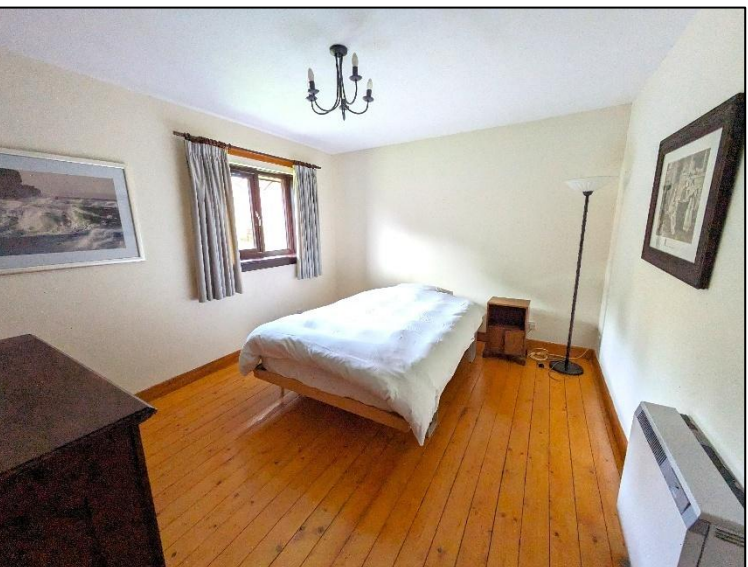
General: With easy access to the new DGRI, Mountainhall Treatment Centre, schools, UWS Crichton campus, D&G College, supermarkets, retail parks, bars & restaurants. The property is also within walking distance of Town Centre and many leisure activities which include golf course, bowling green, QOS Arena, Dumfries Ice Bowl and King George V sports club. Short distance to DG One Sports and Leisure Complex and Dumfries Sports Club which is a multi-sport club. There is a regular bus service and Dumfries offers transport links via train and bus to cities North and South of the region and ease of access to motorway. Dumfries & Galloway boasts a beautiful coastline and has a vast offering of forests and historical points of interest to be explored.

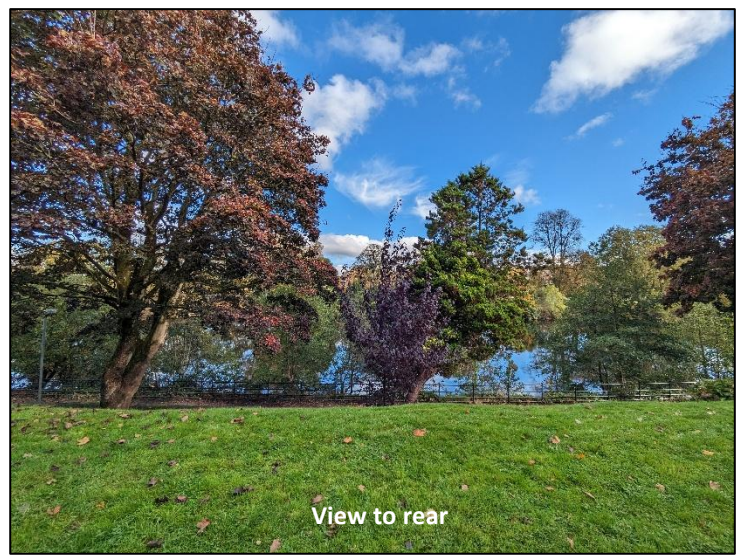
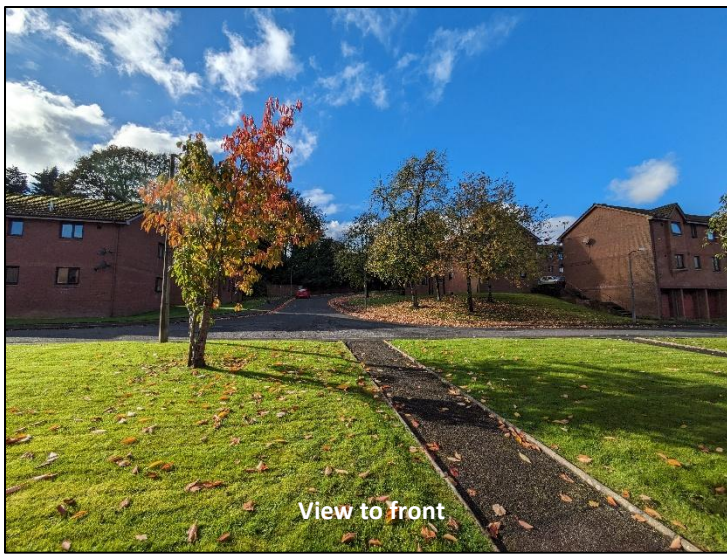
ACCOMMODATION COMPRISES:

First floor flat accessed through private ground level doorway. The front door is wooden effect UPVC, with half frosted glass panelling. The entrance hallway is carpeted with ceiling light, smoke alarm and small wall cupboard housing fuse boxes. Carpeted stairs with handrail lead to upper landing and all accommodation. Above the staircase there is a window to allow light into the property. The upper landing is carpeted with ceiling light, smoke alarm, electric radiator, hatchway to the loft and small wall cupboard housing the electric meters. The upper landing leads off to all other accommodation. The lounge is bright and comfortable with an open plan layout incorporating kitchen, allowing light in from both sides. The lounge is carpeted with ceiling light, electric radiator and entry buzzer system. A prominent and appealing feature of the lounge is the double patio doors which open up to a Juliet balcony with stunning views overlooking the River Nith and Dock Park. The kitchen area is floored with tile effect vinyl and is fitted with semi modern wooden effect base units, wall cupboards and marble effect laminate worktops. Ceiling light, smoke alarm and 1 ½ drainer sink unit overlooking window to front. Integrated 'Blomberg' cooker with 'Schott Ceran' ceramic hob and extractor hood. The kitchen benefits from a storage cupboard which also houses the hot water tank. Bedroom 1 is front facing with wooden flooring, ceiling light and storage heater. Bedroom 2 is rear facing with views across the River and is fitted with carpet, ceiling light and built in wardrobe incorporating hanging and shelving space. The shower room is fitted with typical bathroom accessories; WC, sink with storage pedestal, small mirrored wall cabinet and wall mounted heated towel rail. The shower cubicle has sliding glass doors and 'Mira' electric shower fitted. Shower room is partially fitted with Respatex panels around wet areas. Frosted window to rear. To the outside front of the property there is a lean-to store, allocated parking and areas of grass to front and rear of property.









FIRST FLOOR

Measurements:

Entrance Hall: 3' 2 (0.97m) wide

Upper Landing: 3' 4 x 8' 8 (1.04m x 2.68m)

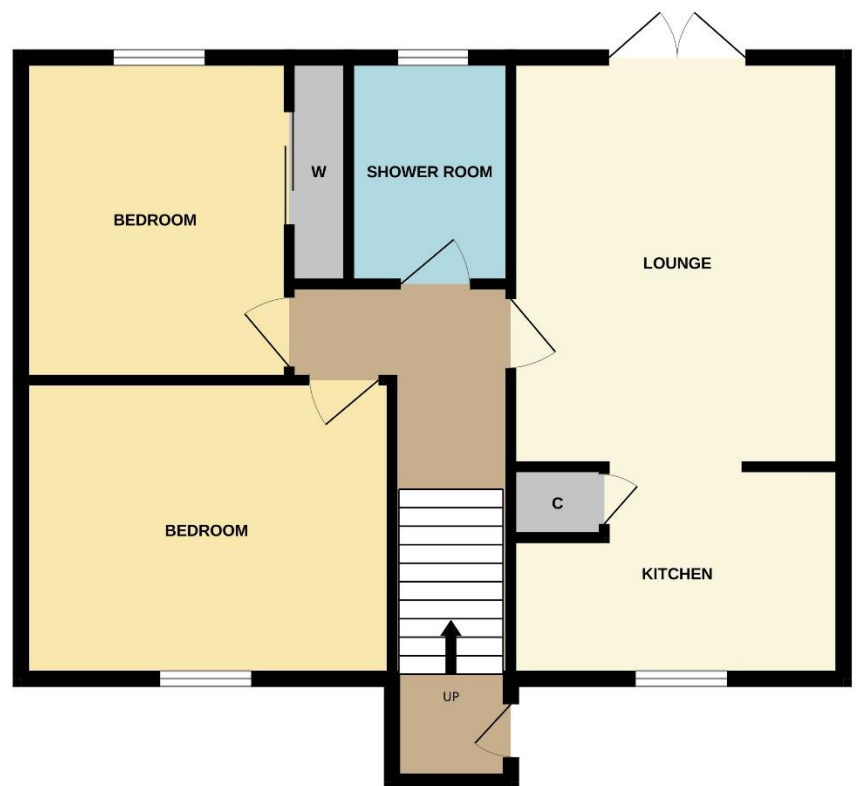
Lounge: 11' 10 x 14' 7 (3.64m x 4.49m)

Kitchen: 11' 10 x 7' 6 (3.64m x 2.33m)

Bedroom 1: 13' 2 x 10' 8 (4.03m x 3.30m)

Bedroom 2: 9' 7 x 11' 5 (3.00m x 3.51m)

Shower Room: 7' 4 x 5' 8 (2.26m x 1.77m)



This floor plan is not to scale and is intended for general illustrative purposes only.

Notes:

Post Code: DG2 7DE **EPC Rating – E** **Council Tax Band – C**

Extras - Carpets and Blinds are included. All dimensions are approximate and quoted for guidance only as are the floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances do not imply that they are necessarily in working order or fit for purpose. Prospective purchasers should note that only parties who have noted interest through their Solicitor will be notified should a Closing Date be fixed. These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr LLP, Solicitors Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer. Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars have been tested by the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.

Viewing: To arrange a viewing please contact the selling agents on 01387 255695

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