



**Kirkpatrick Court, Dumfries**  
, DG2 7DE

**Offers In The Region  
Of £90.000**





# Kirkpatrick Court, Dumfries

## DESCRIPTION

Have you been searching for a walk in condition flat that is within ease of access of Dumfries town centre - Look no further! This First Floor Flat is boasting lovingly cared for and well presented accommodation with a beautiful elevated outlook over the River Nith and Dock Park. A viewing is highly recommended to appreciate the property, location and setting.

The accommodation is accessed via a secure telecom entry system providing access into the well maintained communal area. The property benefits from electric heating system (where stated), double glazing and accommodation comprising of entrance hall, living/dining room, kitchen, 2 bedrooms and bathroom. Benefiting from allocated parking space to the front elevation, to the rear is a laid lawn communal area over looking the river and shared out store. Energy Rating - C and Council Tax Band - C.

Located in the popular area of Troqueer, a pleasant and well-established residential area benefiting from local amenities including ; Primary School, Church, community hall, convenience store and public house. For those looking to commute, the A75 can be easily accessed.



# ROOMS

## Comminal Entrance

Approached through telecom entry system leading into a well maintained entrance hallway with staircase leading to the first floor.

## Entrance Hall

Approached through glazed external door with smart high heat retention electric night storage heater.

## Living/Dining Room

14'5" x 12'

Rear facing reception room with beautiful elevated views, incorporating window and smart high heat retention electric night storage heater .

## Kitchen

12'1" x 7'3"

Incorporating fitted base and wall units with complimentary worksurface over, sink unit, space for appliances: a free standing cooker, fridge, freezer and plumbing for a washing machine. Window and storage cupboard housing the hot water tank.

## Bedroom 1

11'4" x 10'10"

Front facing bedroom with window, electric panel heater and built in wardrobe.

## Bedroom 2

11'3" x 8'10"

Front facing bedroom with window, electric panel heater and built in wardrobe.

## Bathroom

7'2" x 5'7"

Incorporating 3 piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin, WC, window, xpelair extractor fan, wall mounted fan heater.

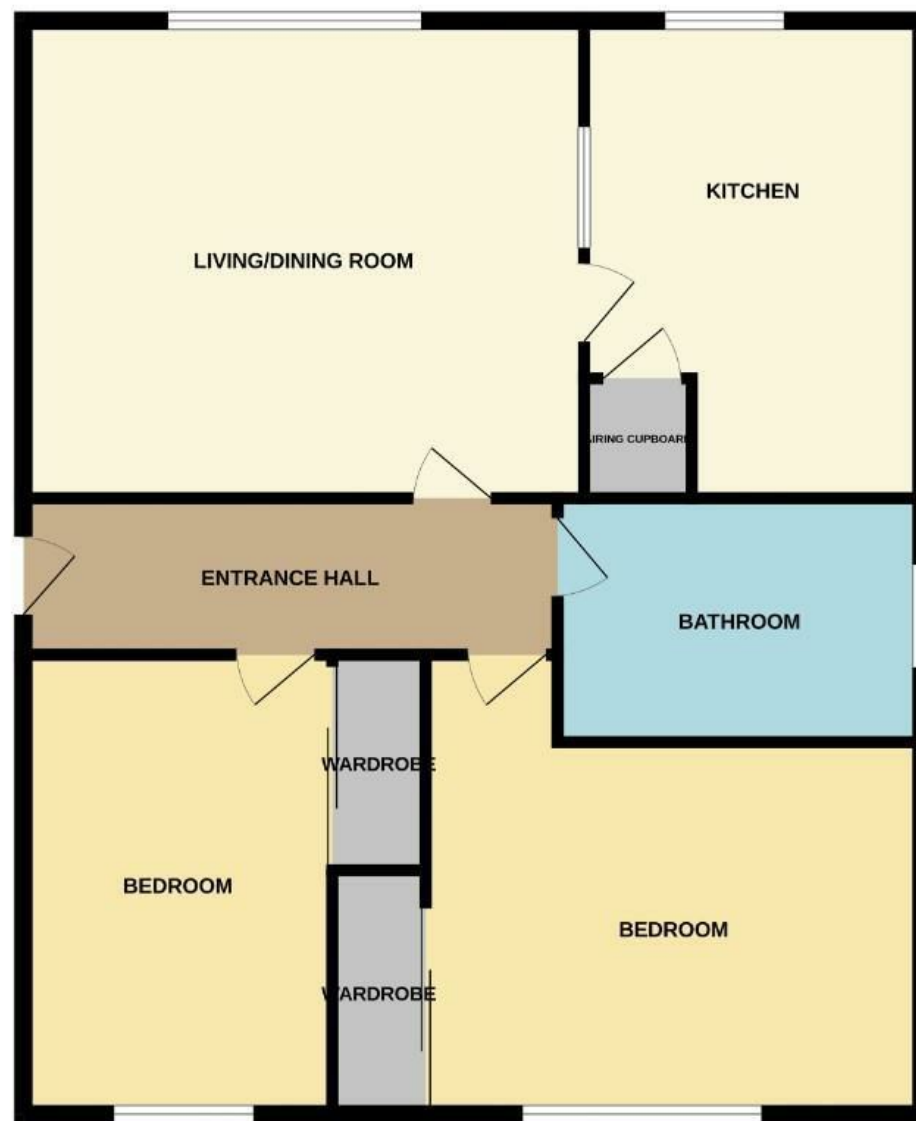
## Externally

The flat has a laid lawn communal garden overlooking the river with the additional benefit of a shared out store.





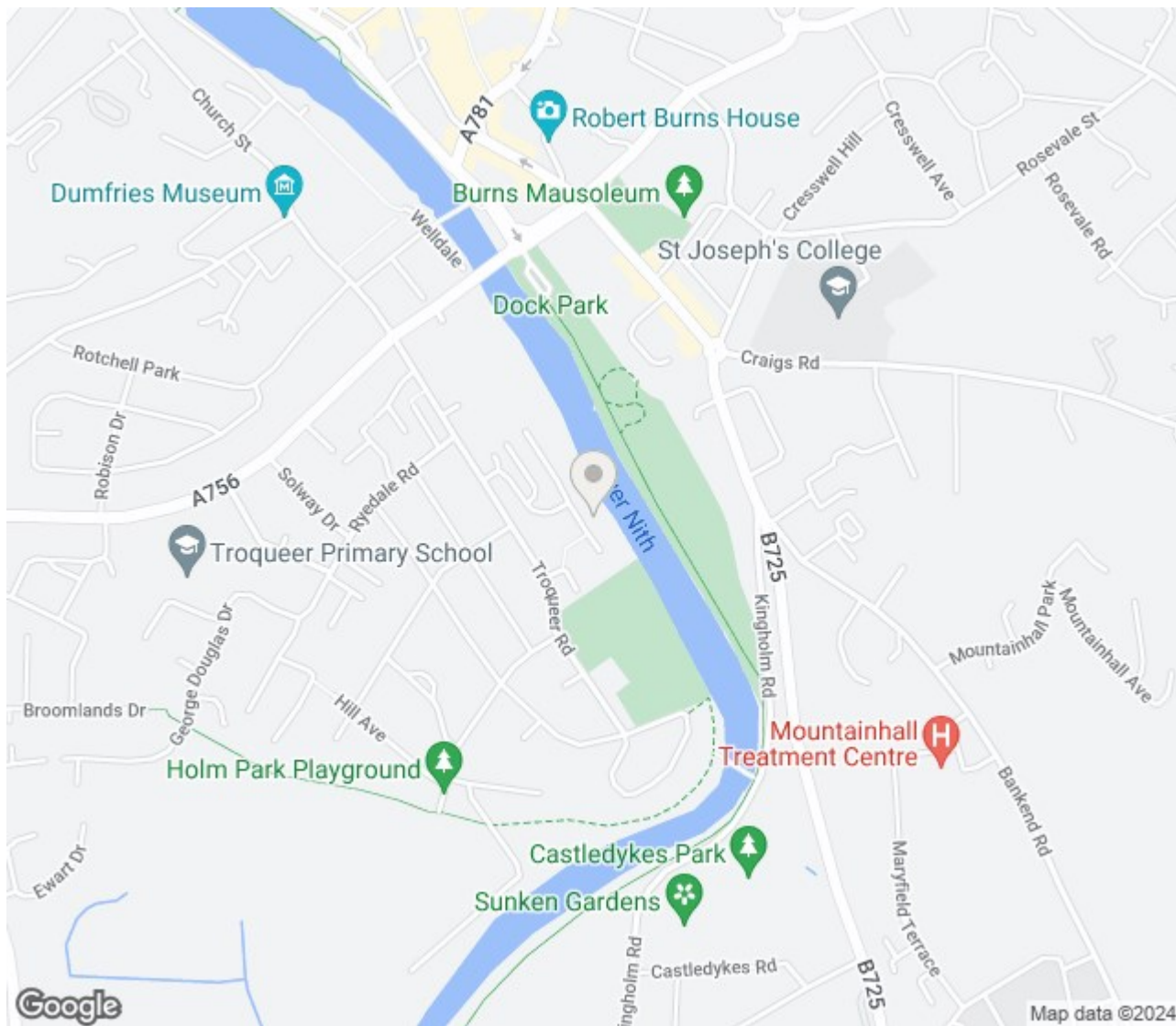
## GROUND FLOOR












## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC 	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.