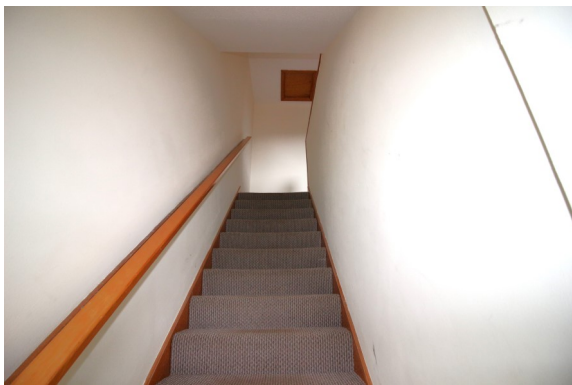




100 Kirkpatrick Court, Dumfries

Guide Price £70,000



Property Description

An opportunity has arisen to purchase a first floor flatted dwellinghouse in a popular residential area of Dumfries within walking distance of town centre, local shops and amenities.

The property itself benefits from double glazing and electric heating.

Entering the property into the entrance with meter box and stairs to the upper floor. The spacious landing area has three storage cupboards and doors to most rooms. The living room is bright and spacious with large window to the front. The galley style kitchen has base and wall units, an electric cooker and space for a washing machine and fridge freezer.

The bathroom has an electric shower over the bath, wc and wash hand basin. The bedroom has built in wardrobes.

Convenient car park outside the block of flats. There is a single garage also included in the sale.

Viewing is highly recommended.



Measurements:

Living Room: 14'06" x 10'07"

Kitchen: 8'0" x 7'0"

Bathroom: 6'10" x 5'09"

Bedroom: 11'0" x 8'08"

Viewings

Strictly by appointment with Selling Agent.

Home Report

Available

Notes

Single Garage (No 50) is included in the sale

This sketch is not to scale and is intended for illustrative purposes only.

Postcode	Home Report	Water	Electricity	Drainage	Heating	Council Tax	EPC	Internal Area
DG2 7DE	Available	Mains	Mains	Mains	Electric	Band B	D	48 sq.m

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.