



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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45 Kirkpatrick Court,
Dumfries,
Dumfries And Galloway.
DG2 7DG

£650 Monthly *



- Walking distance to town centre
- Double glazed throughout
- Garage
- Two double bedrooms



Ref: PRA10822

Viewing Instructions: Strictly By Appointment Only



Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

SJ ALLEN BSc MRICS JAW McMILLAN BSc MRICS



General Description

We are delighted to market this unfurnished ground floor two bed flat within walking distance of Dumfries Town Centre.

Accommodation

Entrance Porch (4' 5" x 2' 11") or (1.35m x 0.90m)

Pendant light fitting, electric meters and carpeted.



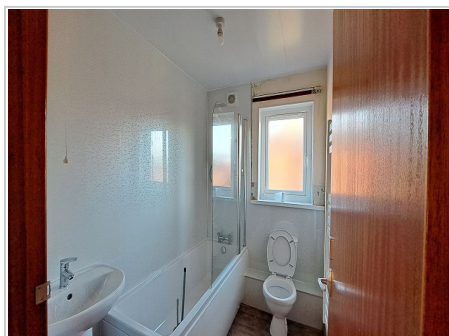
Living Room (15' 1" x 12' 2") or (4.60m x 3.70m)

Spacious living room with pendant light fitting, double glazed window, electric storage heater and carpet.



Kitchen (7' 7" x 10' 4") or (2.30m x 3.16m)

A modern kitchen, fluorescent lighting, double glazed window, electric oven and hob with extractor, sink with draining board and vinyl flooring.



Bathroom (7' 7" x 5' 7") or (2.30m x 1.70m)

A generous fully equipped bathroom, light fitting, bath with electric shower over, wash hand basin and toilet. Small wall cabinet and electric towel rail. Vinyl flooring.



Bedroom 1 (8' 0" x 11' 0") or (2.43m x 3.36m)

A generous sized bedroom, fitted wardrobe, pendant light fitting, double glazed windows, electric heating and carpet.



Bedroom 2 (11' 7" x 9' 2") or (3.52m x 2.80m)

This bedroom overlooks the rear of the property, fitted wardrobe, pendant light fitting, double glazed windows, electric heating and carpet.

Services

Mains water, mains electricity, mains drainage

EPC Rating:65

Council Tax

Band C

Directions

From our office proceed down Buccleuch Street to the traffic lights and turn left down the Whitesands. Continue along the whole length of the Whitesands and at the final set of traffic lights turn right over St Michaels Bridge Road. At the next set of traffic lights turn left, Kirkpatrick Court is the first turning on the left, and take the second fork of this road and No 45 is towards the end of the flatted development.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.