



69 KIRKPATRICK COURT  
DUMFRIES  
DG2 7DE

FLAT

£90,000

EPC = E

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, 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.

e: [info@jhslaw.co.uk](mailto:info@jhslaw.co.uk)

www.

**JHS LAW**

.co.uk

t: 01387 739 000

Delightful newly refurbished GROUND FLOOR FLAT in lovely location on banks of River Nith. Dual aspect views. 'Fischer Future' electric heating. Double glazing. Extras included in the sale. HALL; LOUNGE with outlook to river; FITTED KITCHEN including electric cooker and fridge freezer; 2 BEDROOMS; BATHROOM including electric shower. Parking space. Communal gardens. EPC=E

## HALL

5.9m x 1.0m (19'4" x 3'3") Or thereby. Glass panelled door. Cupboard housing electricity meter. Light and spotlight fitting. Fitted carpet. Electric 'Fischer Future' radiator.

## LOUNGE

3.6m x 4.7m (11'10" x 15'5") Or thereby. Door off Hall. Double glazed window with views over the river. Spotlight fitting. Fitted carpet. Curtain rail and curtains. Electric 'Fischer Future' radiator. Power points. TV point. Telephone point.



## KITCHEN

3.6m x 2.3m (11'10" x 7'7") Or thereby. Glazed door and side panel off Lounge. Double glazed window. Roller blind. Spotlight fitting. Vinyl flooring. Newly fitted kitchen with various floor and wall units. Electric cooker and fridge freezer included in sale. Stainless steel sink and drainer with mixer tap. Power points. Xpelair. Cupboard housing boiler. Smoke alarm.



## BEDROOM 1

3.4m x 3.0m (11'2" x 9'10") Or thereby. Door off Hall. Double glazed window to the side with views over the river. Fitted carpet. Pendant light and shade. Power points. Built in cupboard with shelves and hanging rail.



## BEDROOM 2

3.5m x 3.0m (11'6" x 9'10") Or thereby. Door off Hall. Double glazed window to the side. Fitted carpet. Pendant light. Power points.



## BATHROOM

1.9m x 2.3m (6'3" x 7'7") Or thereby. Door off Hall. Double glazed window. Light fitting. Vinyl flooring. Bath with electric shower over. Shower screen. Wash-hand basin. W.C. Partially waterproofed walls.



## OUTSIDE

Storage cupboard. Communal gardens. Parking space.



## VIEWING

Telephone 07725510709