



**2 BRUCE COURT**  
KIRKPATRICK FLEMING



## 2 BRUCE COURT, KIRKPATRICK FLEMING

An ideal bolt-hole apartment, buy-to-let or first home in a popular commuter village close to the M74.

Lockerbie 12 miles ■ Dumfries 22 miles ■ Carlisle 13 miles

Offers Over £62,000

- 1 reception rooms. 2 bedrooms
- Ground floor apartment
- Shared drying Area
- Communal off-street parking
- Easy access to M74

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com

 OnTheMarket





### SITUATION

2 Bruce Court sits in the small village of Kirkpatrick Fleming, which is located between the Kirtle Water and the A74(M). It has a primary school, a village hall, a hotel and a village pub. Bruce's Cave, where legend has it Robert The Bruce was encouraged to 'try try again' by a spider, is close by. A full range of amenities is available in Annan, around five miles south west, or Gretna, around four miles south east, with city level amenities available in Carlisle, around 13 miles south east. There are mainline train stations in Lockerbie and Carlisle, whilst the airports in Glasgow, Edinburgh and Newcastle are reachable in around an hour and a half.

### DESCRIPTION

2 Bruce Court comprises a ground floor apartment in a block of four. With two good sized bedrooms, bathroom, and an open plan kitchen/living area, the apartment would make a good base for commuting north or south, as well as a manageable letting property, either for long term tenants or for AirBnB type letting. Alternatively, it would make a super first time buyer's property for a single person or couple. There is a door-entry system. The fitted kitchen features a Beko oven and a Zanussi ceramic hob. A utility cupboard is plumbed for an automatic washing machine and also houses the hot water tank. Outside there is a shared drying area, and communal off-street parking.

### ACCOMMODATION

**Ground Floor:** Main door leading to communal entrance hall. Hallway. Open plan Living/Kitchen. 2 Bedrooms. Bathroom. Walk-in Utility/Storage Cupboard.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
2 Bruce Court	Mains	Mains	Mains	Freehold	Electric	Band B	C73

### DIRECTIONS

From the A74(M), exit the motorway at Junction 20 signed Eaglesfield/Annan/Kirtlebridge/B7076. At the roundabout, take the first exit onto the B722, then turn left on to the B7076. Stay on the B7076 until you reach Kirkpatrick Fleming. Continue through the village and take the right hand turn signed Bruce's Cave. 2 Bruce Court is on the right.

From the A75 at Annan, take the exit signed Annan/Canonbie/B6357. Turn right onto the B6357 signed Canonbie. Follow this road all the way to Kirkpatrick Fleming, passing the former parish church on the right. At the roundabout take the first exit onto the B7076 signed Kirkpatrick Fleming. Continue along the village and take the left hand turn signed Bruce's Cave. 2 Bruce Court is on the right.

### POST CODE

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: candidate.gifts.payback

## SOLICITORS

Walker & Sharpe  
37 George Street  
Dumfries  
DG1 1EB

## LOCAL AUTHORITY

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## VIEWINGS

Strictly by appointment with the Selling Agents.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

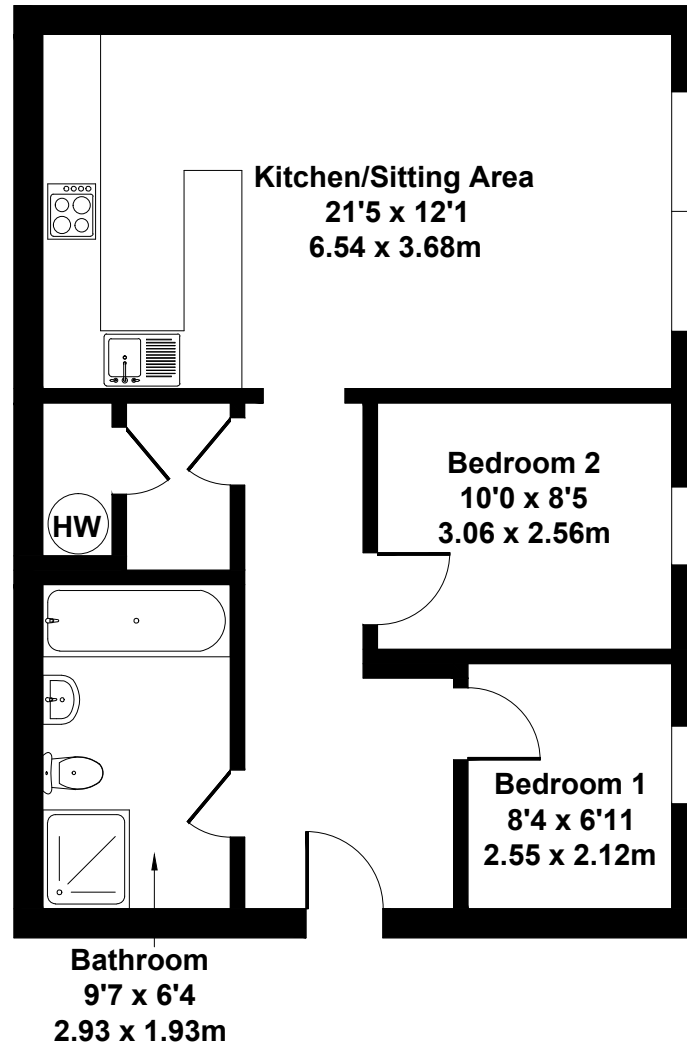
## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in May 2023.



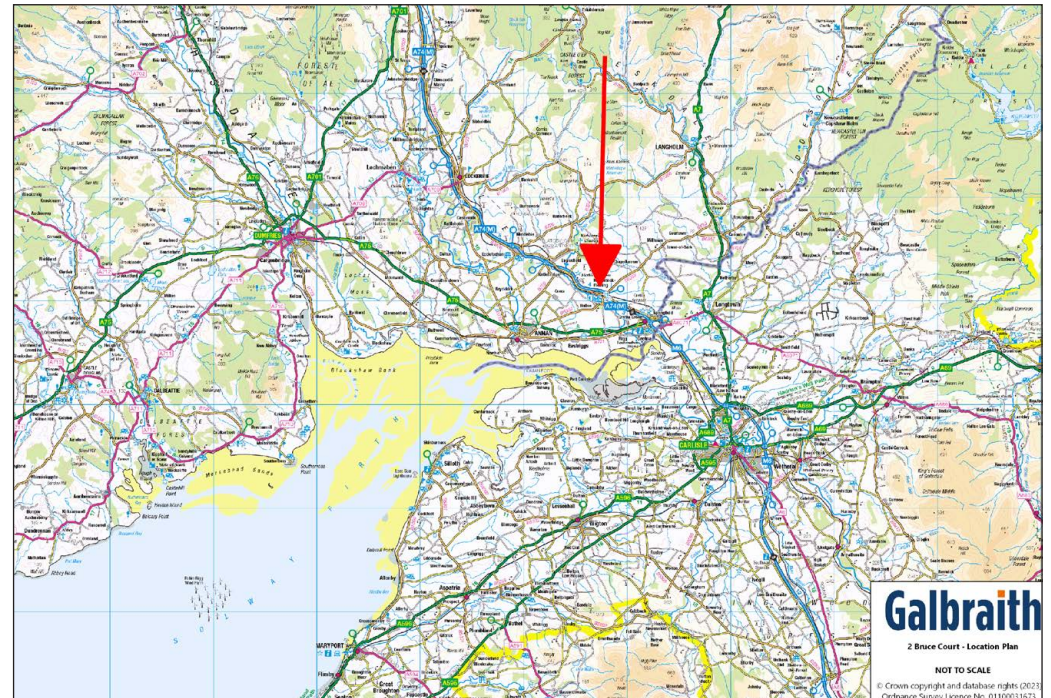
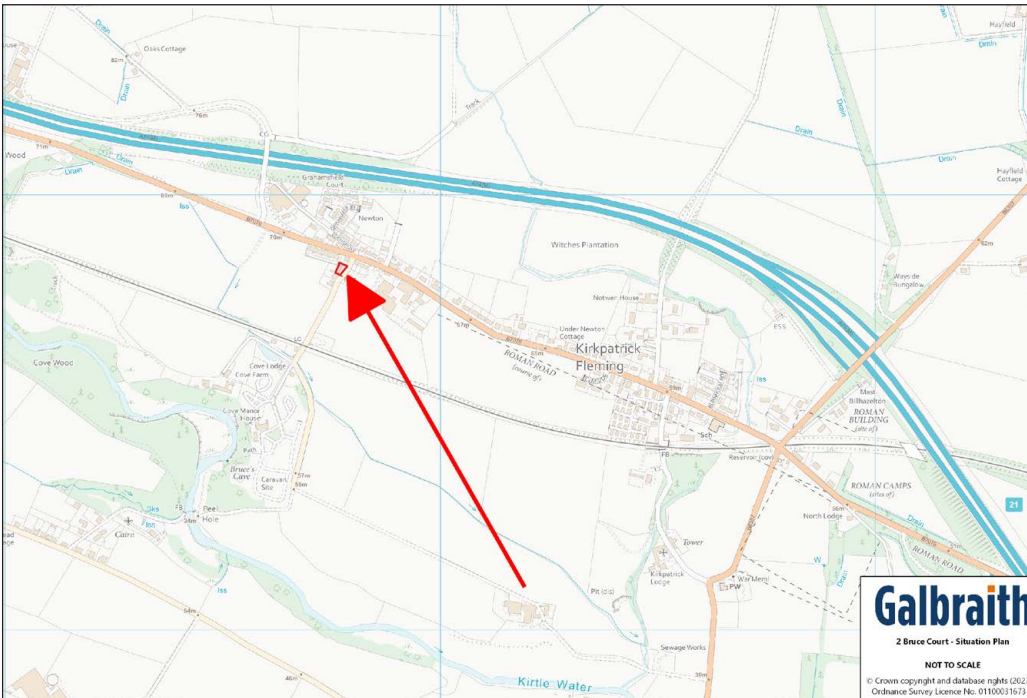
# 2 Bruce Court

Approximate Gross Internal Area  
635 sq ft - 59 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





**Galbraith**

  
RESPONSIBLY PRINTED  
PLEASE RECYCLE