A.M. Simpson & Son
SOLICITORS & ESTATE AGENTS

PROPERTIES FOR SALE OR LET – RESIDENTIAL & COMMERCIAL



LINGARTH, ACADEMY ROAD, MOFFAT, DG10 9HW

SEMI DETACHED COTTAGE WITHIN EASY REACH OF THE TOWN CENTRE. THE PROPERTY WOULD BENEFIT FROM MODERINSATION THROUGHOUT, ONCE COMPLETED WILL MAKE AN IDEAL HOME.

ACCOMMODATION

ENTRANCE HALL; LOUNGE/DINING/KITCHEN; UTILITY ROOM; DOWNSTAIRS DOUBLE BEDROOM; SHOWER ROOM WITH WC

TWO DOUBLE BEDROOMS; SHOWER ROOM WITH WC

OUTSIDE

YARD; BRICK SHED

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £90,000

EPC RATING D

14 WELL STREET, MOFFAT, DG10 9DP DX 556920 TEL: 01683 220118

Lingarth is within easy reach of the town centre, does require modernisation throughout once completed will form a lovely home.

Moffat is within easy reach of junction 15 on the M74 and Lockerbie train station provides regular services to Glasgow, Edinburgh and Carlisle and is only a 15 minute drive away. Prospective purchasers not yet acquainted with Moffat will be quickly drawn to the enduring appeal of this scenic town surrounded by rolling hills. Moffat offers various shops, hotels, Pre nursery, Primary and Secondary schooling, restaurants and sporting pursuits.

Lingarth offers the following accommodation:-

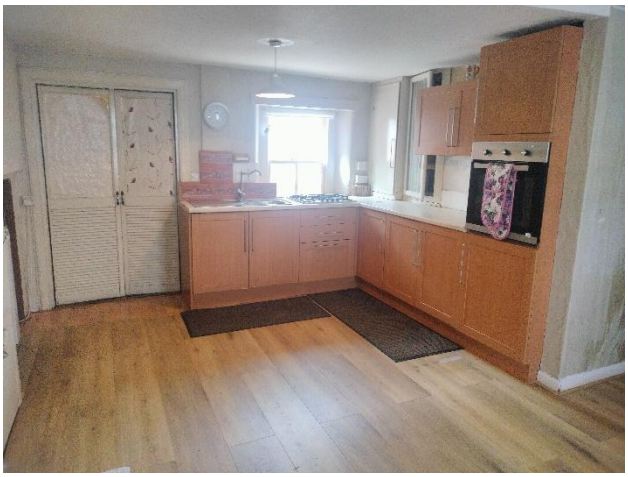
ENTRANCE HALL

Overhead light; radiator; cupboard concealing fuse box and electricity meter; staircase to upper floor. Half glazed door opens through to

LOUNGE/DINING/KITCHEN 5.36m x 3.72m at widest

A generously proportioned room with secondary glazed windows front and rear with roller blinds; overhead light; shelved alcove; part original brick work showing; wall and floor units; stainless steel sink with drainer and mixer tap; integrated cooker; gas hob; single glass fronted shelved cupboard; under stair cupboard; space for fridge and freezer; television point; radiator; overhead light; television point; telephone point; double half glazed louvered door opens to:





UTILITY ROOM 2.17m x 1.63m

Overhead light; single glazed window to rear; Potterton boiler; plumbed for washing machine; wooden panel ceiling; stable door to communal yard.

From the hallway

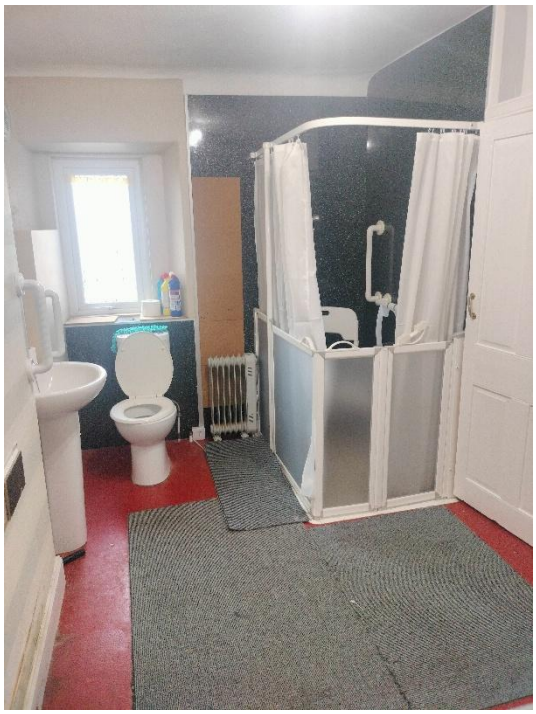
DOUBLE BEDROOM 3.02m x 5.37m

Secondary glazed windows to front with roller blind and deep sill; radiator; 3 x wall lights; wooden mantle; door with curtain and pole opens to:



SHOWER ROOM 4.13m x 2.27m at widest

Good sized room with double glazed window to side; easy to access half height shower enclosure with shower, handrail and shower curtain; WC; pedestal wash hand basin with tiled splash back; cupboard.



From the hallway, carpeted staircase with handrail leads to half landing:

SHOWER ROOM WITH WC 1.63m x 1.75m at widest

Compact room with double glazed window to rear with net curtain; overhead light; shower enclosure; corner wash hand basin; WC; radiator.

Carpeted staircase continues to:

FIRST FLOOR LANDING

Access to eaves and two bedrooms.

DOUBLE BEDROOM 2 3.89m x 3.60m

Front facing single glazed window; roller blind; radiator; wall light; 2 x hatch to eaves; combed ceiling.





DOUBLE BEDROOM 3 3.10m x 3.97m

Another generously proportioned bedroom; front facing single glazed window with roller blind; wall light; radiator.

OUTSIDE

REAR YARD; GAS BOX; OUTSIDE WATER TAP; BRICK SHED

SERVICES: Electricity, mains water, gas and drainage.

HOME REPORT: The Home Report is available on request. **COUNCIL TAX BAND C**

NOTE

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor. A.M. Simpson & Son have prepared these particulars with care. We, as Agents, have not tested any structures, equipment, appliances, heritable fixtures, fittings, systems or services (Gas, Electrical or otherwise) and therefore cannot verify that they are sound, in working order or fit for their purpose. Prospective purchasers are advised to have *all* matters critical to their needs verified by their Solicitor, Surveyor or other appropriate advisor. Home Reports are the property of the seller and will be made available to genuinely interested purchasers only and a nominal charge will be made for the administrative costs of doing so. Measurements are approximate and for guidance only. In particular we caution against their use when assessing or ordering furniture, fitments, carpets etc. Where floor plans are drawn please note that they are not to scale and for illustrative purposes only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we shall be pleased, if possible, to check the information, particularly if you are contemplating travelling some distance to view the property.