A.M. Simpson & Son

SOLICITORS & ESTATE AGENTS

PROPERTIES FOR SALE OR LET – RESIDENTIAL & COMMERCIAL



LAND AT GOLF HILL DRIVE, MOFFAT, DG10 9ST

LAND WITH CARAVAN FOR SALE, APPROX 1,224.6m2 or 0.3 acres.

SITUATED IN A PRIME LOCATION.

NO SERVICES ON SITE.

OFFERS FANTASTIC VIEWS OVER THE ANNANDALE VALLEY.

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £55,000

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

Land at Golf Hill Drive presents purchasers with an exciting opportunity to acquire a site in Moffat with beautiful views over the surrounding countryside towards the Annandale valley are afforded. A short walk to the town centre and at the bottom of the hill leading to Moffat Golf Course.

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.

Gravelled driveway leads up to site.

STATIC CARAVAN – please note no services within, has been used for storage.

Step up to front door

Overhead light, coat hooks, door to right opens to:

DOUBLE BEDROOM 1 3.5m x 1.91m at widest

Rear facing with curtains; double bed with overhead cupboard and shelving; overhead light; wall light; fitted corner unit with mirror and cupboard above; triple door wardrobe with hanging rail and shelf; wall mounted radiator; power point.





TWIN BEDROOM 2 2.34m x 1.63m

Window to side with curtain; twin beds; single door wardrobe with hanging rail and shelf; cupboard; overhead light; power point.

SHOWER ROOM with WC 2.12m x 1.33m

Frosted window to side with roller blind; WC; pedestal wash hand basin with mirrored shelved cabinet above; shower enclosure.



OPEN PLAN LOUNGE / DINING AREA / KITCHEN

This is a lovely bright area with fantastic views over Annandale Valley.

KITCHEN 2.76m x 2.38m

Window to the side with blind; fitted wall units, one of which is housing boiler (not in use) and floor units; sink with drainer and mixer tap; cooker with extractor hood above (both not in use); space for fridge/freezer, overhead light; power point.



LOUNGE / DINING AREA 3.08m x 3.56m

Open plan lounge / dining area with large window to front looking over the Annandale valley beyond and smaller side windows with curtains; overhead light; television point; gas fire (not in use); C shaped sofa, small low level round table; table with four chairs; overhead light; power point; door to side.



OUTSIDE

Driveway; large lawn area with various shrubs to front and side and raised at the rear; patio area.



SERVICES

It is understood electricity and water are close to the site but no guarantees are given to the same. Potential purchasers shall make their own enquiries to satisfy themselves on services.

NOTE

All appliances within the caravan have no guarantees.

Please note, no planning in place for this land, please consult Dumfries & Galloway Council Planning Department for further details.

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 endeavor 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.



