A.M. Simpson & Son
SOLICITORS & ESTATE AGENTS

PROPERTIES FOR SALE – RESIDENTIAL & COMMERCIAL



2 MEARSDALE PARK, MOFFAT, DG10 9HZ

VERY ATTRACTIVE SEMI-DETACHED VILLA OFFERS SPACIOUS ACCOMMODATION OVER TWO FLOORS. CLOSE TO THE TOWN CENTRE AND THE COUNTRYSIDE GIVING YOU THE BEST OF BOTH WORLDS. AN IDEAL FAMILY HOME, READY TO MOVE INTO. VIEWING RECOMMENDED.

ACCOMMODATION

ENTRANCE HALL; LOUNGE; KITCHEN / DINING ROOM; CONSERVATORY; UTILITY ROOM; 2 DOUBLE BEDROOMS; SINGLE BEDROOM; SHOWER ROOM with WC

OUTSIDE

GARDEN; GARDEN SHED; STORAGE UNIT

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £240,000

EPC RATING D

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

2 Mearsdale Park would make an ideal family home in an easily accessible and popular location only a short walk from the town centre and countryside.

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.

2 Mearsdale Park offers the following accommodation:-

VESTIBULE

Double wooden doors with fan light above and tiled flooring opens to:

ENTRANCE HALL

Overhead light; dado rail; radiator; understairs cupboard with shelving and light.

LOUNGE 4.59m x 4.42m

This lovely bright room is front facing with double glazed sash and case windows with safety system; roller blind and curtains; smaller window to side with curtains; gas fire on marble hearth and wooden surround; cornicing; overhead light; picture rail; 2x radiators; television point.



KITCHEN / DINING ROOM 6.43m x 3.70m both at widest

The Dining area offers another good-sized room with small single glazed window to side; overhead light; roof light; picture rail; multi stove burner on slated hearth and surround; double glass doors through to conservatory; cupboard housing combi boiler; breakfast bar; oven with cupboards above and below and larder cupboard.







Kitchen is modern with wall and floor units and ample work surface; sink with drainer and mixer taps; glass plate hob with extractor hood above; radiator; striplight; window to rear and door with roller blind opens to:

UTILITY ROOM 3.18m x 1.74m

Overhead striplight; washing machine, tumble dryer, fridge/ freezer; wall and floor unit; radiator; coat hooks; door to rear garden.



CONSERVATORY 3.02m x 2.73m

Overlooking the rear garden with blinds; polycarbonate roof; radiator; power points; 2 x wall lights; door to rear garden. An ideal area for relaxing.



From the main hallway, cupboard housing electricity and gas smart meters and fuse box; carpeted staircase with handrail leads up to:-

FIRST FLOOR

Decorative skylight; overhead light; access to Bedrooms and Shower room.

SINGLE BEDROOM 1 2.23m x 2.27m

Perfect children's room or for those working from home; front facing with tilt and turn double glazed windows; deep sill and curtains; overhead light; radiator.



DOUBLE BEDROOM 2 4.14m x 4.02m

Double glazed sash and case window with safety system to front; roller blind and curtains; modern wardrobe with double mirror frontage and touch doors and automatic lights within; radiator; overhead light; 2 x wall lights; combed ceiling.







BEDROOM 3 4.34m x 3.65m

Rear-facing dormer double glazed windows which tilt and turn; curtains; overhead light; cornicing; radiator.



SHOWER ROOM 1.87m x 2.49m

Bright room with Velux window; shower cubicle with double head shower; vanity unit with WC, wash hand basin, drawers and cupboard (with shaver point); heated towel rail; heated mirror with light; overhead light and downlighter with extractor fan.



OUTSIDE

Gravelled area with path; border; views over the countryside.

To the rear **easy to maintain lawn; garden shed; storage unit; outside water tap; light; power point; clothesline; patio; border with a selection of shrubs.**



SERVICES

Electricity, mains water, gas and drainage.

HOME REPORT

The Home Report is available on request. **COUNCIL TAX BAND D**

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 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.