A.M. Simpson & Son
SOLICITORS & ESTATE AGENTS

PROPERTIES FOR SALE – RESIDENTIAL & COMMERCIAL



14 ETTRICK DRIVE, MOFFAT, DG10 9LA

SPACIOUS FIRST FLOOR FLAT IN QUIET CUL-DE-SAC. THE PROPERTY IS WITHIN EASY REACH OF LOCAL SCHOOL, PLAY PARK, TOWN CENTRE AND REQUIRES SOME MODERNISATION THROUGHOUT. AN IDEAL BUY FOR FIRST TIME PURCHASERS OR BUY TO LET INVESTMENT.

ACCOMMODATION

ENTRANCE STAIR; HALLWAY; LOUNGE; KITCHEN; 2 DOUBLE BEDROOMS;

1 SINGLE BEDROOM; SHOWER ROOM WITH WC

OUTSIDE

PRIVATE DRIVEWAY; GARDEN; GARDEN SHEDS

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £85,000

EPC RATING D

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

14 Ettrick Drive would make an ideal first-time home. The property has gas central heating and single glazed windows throughout. Situated within only a short walk from the town centre. The property does require modernisation throughout, once completed will form a loving 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.

14 Ettrick Drive offers the following accommodation:-

Double glazed double door and internal carpeted staircase with handrail and chairlift; coat hooks; power point; wooden shelf; window to side with net curtain; overhead light; cupboard housing electricity meter and fuse box; 15 paned glass door opens to

HALLWAY

Overhead light; hatch to attic with folding ladder, access to Lounge, Bedrooms and Shower Room.

DOUBLE BEDROOM 1 3.41m x 3.52m at widest

Front facing with curtains; overhead light; built in cupboard with coat hooks and shelf, over stair cupboard housing boiler and light; radiator.





BEDROOM 3 2.15m x 3.53m

This bedroom is perfect for a child or as an office. Front facing with curtains; overhead light; radiator.



LOUNGE 4.59m x 3.84m (both at widest)

A lovely bright room with windows facing front; curtains; gas fire (disconnected) with shelved surround; 2 x overhead lights; radiator; shelved alcove with cupboard below; telephone point; television point; door through to:





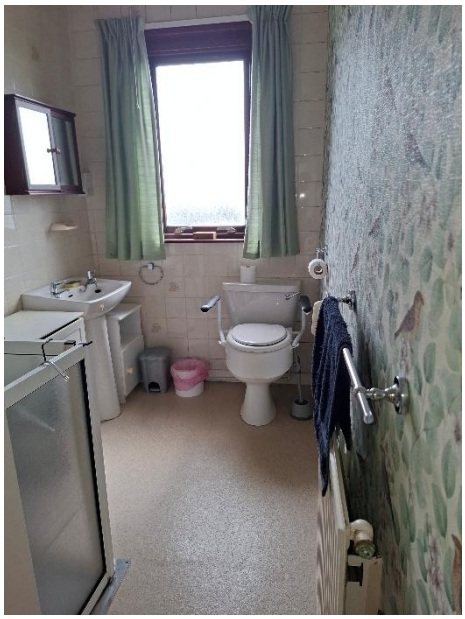
KITCHEN 2.85m x 3.01m

Window overlooking rear with net curtain; stainless steel sink with drainer and mixer tap with tiled splash back; fitted floor and wall units; plumbed for washing machine; space for cooker and freestanding fridge freezer; shelved cupboard; overhead striplight; telephone point; radiator; extractor fan.

From the main hallway

SHOWER ROOM with WC 1.61m x 2.79m

Frosted window to rear with curtains; WC; pedestal wash hand basin; half height shower screen with handrail; cabinet with mirror frontage; towel rail; radiator; overhead light.





DOUBLE BEDROOM 2 4.64m x 2.85m at widest

Rear-facing room with views over the countryside beyond; curtains; this room offers plenty of storage space with two built in cupboards with hanging rail, shelved cupboard and storage above; overhead light; radiator; telephone point; television point.





OUTSIDE

Gated driveway to front; steps up to front door; gas meter and outside water tap to side.

Rear

This is accessed via the path at the side of the property. Good sized rear garden mostly laid out in gravel with mature trees and shrubs; clothesline; 2 x garden sheds.



SERVICES

Electricity, mains water, gas and drainage.

HOME REPORT

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

NOTE

Chairlift is included in the sale.

Gas fire in Lounge has been disconnected.

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.