A.M. Simpson & Son
SOLICITORS & ESTATE AGENTS

PROPERTIES FOR SALE – RESIDENTIAL & COMMERCIAL



5 MILLBURN, WELL ROAD, MOFFAT, DG10 9BP

SITUATED WITHIN QUIET CUL-DE-SAC, THIS DELIGHTFUL SEMI-DETACHED BUNGALOW OFFERS SPACIOUS ACCOMMODATION AND WITHIN EASY REACH OF TOWN CENTRE.

ACCOMMODATION

ENTRANCE HALL; LOUNGE; KITCHEN / DINER; UTILITY ROOM;

2 DOUBLE BEDROOMS; SHOWER ROOM WITH WC

OUTSIDE

DETACHED GARAGE; PARKING SPACE; GARDENS

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £160,000

EPC RATING D

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

5 Millburn is an ideal home for those downsizing home. A lovely home within easy reach of town centre amenities.

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.

5 Millburn offers the following accommodation:-

ENTRANCE HALL

Decorative half glazed door; 2 overhead lights; hatch to attic; shelved cupboard with louvered door and power point; radiator; door through to the left

LOUNGE 3.73m x 5.17m both at widest

A lovely room with box window to front with curtains; smaller window to side with curtains; the feature of the room is the decorative cast iron fireplace with gas fire and wooden mantel surround; overhead light; 2 x wall lights; television point; telephone point; radiator.





KITCHEN / DINER 3.29m x 3.20m

Window overlooking rear garden with roller blind; wall and floor units with ample work surface; 1 1/2 sink with drainer and mixer taps with tiled splash back; ceramic hob with extractor fan above; oven; downlighters; telephone point; radiator.



UTILITY ROOM 3.28m x 1.48m

Side facing window with curtain; overhead light; stainless steel sink with drainer, mixer tap and floor unit below; wall mounted boiler; fuse box; washing machine; half glazed door to rear garden.



From the hallway access to:

SHOWER ROOM with WC 1.66m x 2.54m

Frosted window to rear; partially tiled; WC; pedestal wash hand basin with mirror and light above; half height shower with shower curtain, shower, handrail and respatex paneling; corner shelving; mirrored cabinet; towel rail; radiator; overhead light.



DOUBLE BEDROOM 1 2.81m x 3.96m

Good sized room, rear facing (this window does not open); curtains; overhead light; radiator.



DOUBLE BEDROOM 2 4.33m x 3.05m

Another good-sized room, front facing with curtains; overhead light; radiator.



OUTSIDE

The front is laid out in gravel with a selection of shrubs.

DETACHED GARAGE 5.27m x 2.8m

Up and over door with striplight; power and water tap. Parking area to the side.

Rear garden with patio area, ideal for relaxing or entertaining friends; rotary dryer; mature trees and shrubs; outside light.



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.