A.M. Simpson & Son
SOLICITORS & ESTATE AGENTS

PROPERTIES FOR SALE – RESIDENTIAL & COMMERCIAL



2 MEADOW HOUSE, WELL ROAD, MOFFAT, DG10 9BN

GROUND FLOOR FLAT IN QUIET LOCATION, WITHIN EASY REACH OF TOWN CENTRE. AN IDEAL HOME FOR PROFESSIONAL PERSON OR RENTAL INVESTMENT. VIEWING RECOMMENDED.

ACCOMMODATION

VESTIBULE; ENTRANCE HALL; LOUNGE / DINING ROOM; KITCHEN / DINER; 2 BEDROOMS; SHOWER ROOM WITH WC; UTILITY ROOM

OUTSIDE

SHARED DRIVEWAY; GARDEN; GARDEN SHED; PARKING AREA

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £150,000

EPC RATING D

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

2 Meadow House is easily accessible in popular location only a short walk from the town centre.

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 Meadow House offers the following accommodation:-

VESTIBULE

Overhead light; original tiled floor; half glass door opens to:

ENTRANCE HALL

Spacious hallway with access to Lounge, Kitchen, Bedroom's and Shower room; wooden flooring; radiator; wall lights.



LOUNGE / DINING ROOM 5.76m x 4.51m both at widest

Good sized room with window to front and bay window; blinds; the feature of the room is the decorative fireplace with tiled surround and wooden mantle; cornicing; wall lights; shelved alcove with cupboard below; television point.



BEDROOM 1 4.69m x 2.41m

Twin room with window to side; blinds; fireplace with tiled hearth and wooden surround; cornice; wall lights; radiator.





SHOWER ROOM with WC 2.21m x 1.68m at widest

Fully tiled with frosted window to rear with deep sill; roller blind; combination unit with WC and wash hand basin with cupboard; shower enclosure; heated towel rail.





KITCHEN / DINING 4.00m x 3.19m

Good sized room, rear facing with blinds; fitted floor and wall units (one of which houses the boiler) with ample worksurface; stainless steel sink with drainer and mixer tap with tiled splash back; integrated microwave, fridge and cooker with gas hob above and extractor fan above; wooden shelving; dado rail; door leads through to;



Back hall with coat hooks; radiator and access to second front door and

UTILITY ROOM 2.38m x 1.69m both at widest

Rear facing; power; plumbed for washing machine and space for tumble dryer; fuse box.

From the main hallway

DOUBLE BEDROOM 2 3.41m x 4.03m

Cosy front facing room with wooden shutters and blind; wall lights; decorative fireplace with tiled hearth and wooden surround; shelved cupboard; radiator; telephone point; cornicing.







OUTSIDE

Shared gravelled driveway; easy to maintain lawn; garden shed; gravelled parking area.

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 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.