A.M. Simpson & Son
SOLICITORS & ESTATE AGENTS

PROPERTIES FOR SALE OR LET – RESIDENTIAL & COMMERCIAL



CHURCH VIEW COTTAGE, 2 RAE STREET, MOFFAT, DG10 9EZ

SITUATED IN ONE OF THE OLDEST PARTS OF MOFFAT, THIS CHARMING TERRACED DWELLINGHOUSE HAS BEEN WELL MAINTAINED AND IS IN EXCELLENT DECORATIVE CONDITION AND PROVIDES A QUAINT AND INTERESTING ACCOMMODATION OVER THREE FLOORS.

VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION

ENTRANCE HALL; OPEN PLAN LOUNGE / DINING ROOM / KITCHEN; DOUBLE BEDROOM WITH WC; DOUBLE BEDROOM; SHOWER ROOM WITH WC

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £125,000

EPC RATING D

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

Church View Cottage is easily accessible, a short walk from the High Street. This property is bright and modern and ready to move into, ideal accommodation for a Holiday let or first-time buyer.

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.

Church View Cottage offers the following accommodation:-

ENTRANCE HALL

Overhead light cupboard housing electricity meter and fuse box; staircase to upper floors; door through to:

OPEN PLAN LOUNGE / DINING ROOM / KITCHEN 4.56m x 4.30m (both at widest)

This is a lovely and bright room with space for table and chairs; the feature of the room is the log burner with wooden mantel surround; sash and case front facing window and smaller window to rear; blinds; downlighters; wall and floor units; wall unit housing combi boiler and one of the floor units houses the Gas meter; double Belfast sink with mixer tap; built in oven with hob and extractor fan above; plumbed for washing machine; 6 x double power points; television point (satellite dish); stone flooring.





From the main hallway:

Carpeted staircase with handrail leads to

FIRST FLOOR

Window to rear with roman blind; radiator; coat hooks; downlighters.

LOUNGE 4.32m x 2.89m

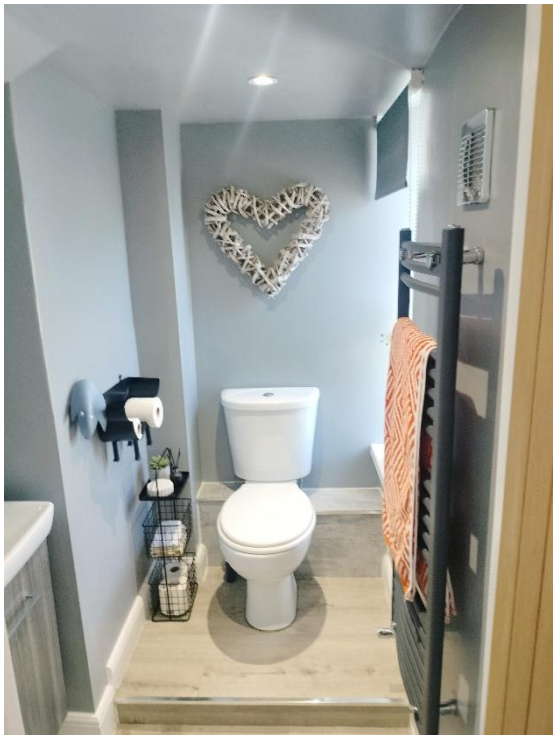
Presently being used as a Lounge, this room could be a double Bedroom. South facing sash and case window with views of the countryside beyond; blinds; overhead light; cast iron open fireplace; television point; telephone point; 4 x double power points; door through to





WC 1.74m x 1.40m

Sash and case window to front with roller blind; downlighters; wash hand basin with cupboard below and mirror with lights above; step up to WC; heated wall towel rail.



Carpeted staircase with rope handrail continues to

ATTIC FLOOR

SHOWER ROOM WITH WC 2.68m x 1.58m (both at widest)

Velux roof window; downlighters; shower enclosure with Respatex lining; wash hand basin with cupboard below; glass shelf with mirror above; combed ceiling.





DOUBLE BEDROOM 4.27m x 2.79m (both at widest)

Another good-sized room south facing; blinds; downlighters; radiator; combed ceiling; television point; 3 x double power points; built in wardrobe with hanging rail.



OUTSIDE

Small raised gravelled border to the front.

SERVICES

Electricity, mains water, gas and drainage.

HOME REPORT

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



NOTE

Curtains are NOT included in the sale.

The property is currently connected to HIVE for the central heating.

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.