A.M. Simpson & Son
SOLICITORS & ESTATE AGENTS

PROPERTIES FOR SALE – RESIDENTIAL & COMMERCIAL



15 CRAIGIELANDS PARK, BEATTOCK, MOFFAT, DG10 9RB

SPACIOUS END TERRACED HOUSE OVER TWO FLOORS. PROPERTY DOES REQUIRE SOME MODERNISATION THROUGHOUT, ONCE COMPLETE WILL MAKE AN IDEAL FAMILY HOME. WITHIN WALKING DISTANCE OF LOCAL PRIMARY SCHOOL, PLAY PARK AND BUS ROUTE TO MOFFAT AND DUMFRIES TOWN CENTRE.

ACCOMMODATION

ENTRANCE HALL; LOUNGE / DINING ROOM; KITCHEN; STUDY; 2 DOUBLE BEDROOMS; SINGLE BEDROOM; BATHROOM

OUTSIDE

GARDEN FRONT AND REAR; SOLAR PANELS; AIR SOURCE HEATING SYSTEM

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £100,000

EPC RATING C

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

15 Craigielands Park would make an ideal family home in an easily accessible to Primary School, play park and within walking distance of bus route to Moffat and Dumfries. The property does require some modernisation throughout.

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.

15 Craigielands Park offers the following accommodation:-

ENTRANCE HALL

Overhead light; radiator. Access to Lounge, Study and upper floor.

LOUNGE / DINING ROOM 6.72m x 3.87m (at widest)

Good sized room with windows front and back; curtains; electric freestanding fireplace; 2 x radiators; television point; 2 x overhead lights; half glazed door to:





KITCHEN 3.24m x 3.16m



Window overlooking rear garden; fitted floor and wall units; stainless steel sink with drainer, mixer taps and tiled splash back; space for cooker, washing machine, tumble dryer, dishwasher and freestanding fridge/freezer; radiator; door to rear garden; overhead striplight. Archway leads through to:

STUDY 1.64m x 1.89m

An ideal area for those working from home; downlighters; radiator with vented cover; understairs cupboard with electricity meter; door opens to main hallway.

From the main hallway, carpeted staircase with handrail leads up to:

FIRST FLOOR

Overhead light; hatch to attic; radiator.

BATHROOM 1.68m x 2.05m

Frosted window to rear; WC; pedestal wash hand basin; bath with shower, folding shower screen; radiator with shelf above; overhead light.



DOUBLE BEDROOM 1 2.92m x 4.18m (at widest)



Good sized room with window to rear; curtains; wardrobe with double folding doors with shelving and hanging rail; overhead light; radiator.

DOUBLE BEDROOM 2 3.82m x 4.52m (at widest)

Lovely bright front facing room; curtains; built in cupboard; radiator.



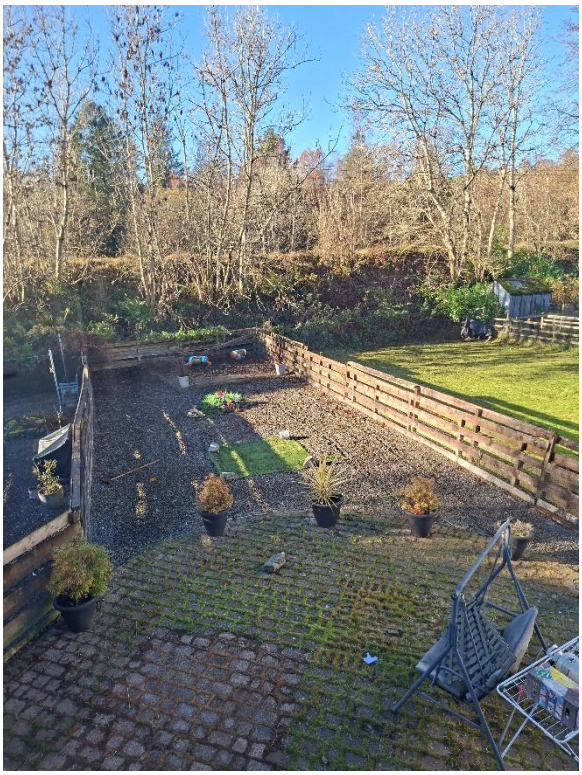
BEDROOM 3 3.04m x 2.76m

An ideal children's bedroom front facing; curtains; shelved over staircase cupboard; radiator; overhead light.

OUTSIDE

Gravelled area with path; small border with a selection of shrubs; outside light to the front.

To the rear is a good-sized back garden once maintained will be a lovely area to enjoy with friends and family. **Patio area; outside water tap; outside light; solar panels; air source heating system.**



SERVICES

Electricity, mains water and drainage.

HOME REPORT

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

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.