



**GARDEN COTTAGE, 7 OLD WELL ROAD, MOFFAT DG10 9AP**

**DELIGHTFUL DETACHED BUNGALOW WITHIN WALKING DISTANCE OF TOWN CENTRE, SPACIOUS ACCOMMODATION THROUHOUT, GAS CENTRAL HEATING; SOLAR PANELS AND DOUBLE GLAZED.**

**ACCOMMODATION**

**ENTRANCE HALLWAY; LOUNGE; KITCHEN/DINING AREA; 3 DOUBLE BEDROOMS; 1 SINGLE BEDROOM; BATHROOM; SHOWER ROOM WITH WC; UTILITY ROOM**

**OUTSIDE**

**SHARED DRIVEWAY; INTEGRAL GARAGE; GARDEN; GARDEN SHED**

**VIEWING**

**BY CONTACTING SELLING AGENTS ON 01683 220118**

**PRICE**

**OFFERS OVER £270,000**

**EPC RATING C**



A delightful detached home within walking distance of the town centre. The property is presented in good order and offers spacious accommodation throughout.

Moffat is often regarded as one of the prettiest towns in this unspoilt corner of Dumfries and Galloway. It is located 1.5 miles from the M74 (junction 15) and is easily accessible from both north and south. It has a

wide range of shops and hotels, many recreational and sporting facilities and a thriving community life.

### **The accommodation comprises:**

#### **HALLWAY**

Access to all main rooms with 2 x overhead lights; large built in shelved cupboard with hanging rail and coat hooks; second smaller shelved cupboard; hatch to attic; radiator; telephone point.

#### **LOUNGE/DINING ROOM 5.88m x 4.11m**

Large room from front to back; window to rear; sliding patio doors to front; curtains; vertical blinds; Valor Uniflame fire; 2 x radiators; overhead light; television point.



#### **BEDROOM 1 2.99m x 3.50m**

Lovely cosy room with window to rear with curtains; roller blind; overhead light; radiator.



#### **KITCHEN/DINING AREA 4.14m x 2.89m**

Good sized room with window overlooking front; roller blinds; fitted wall and floor units; shelved corner unit; space for under counter fridge/freezer; dishwasher; gas hob with extractor



fan above; integrated double oven; telephone point; television point; overhead light; 15 paned glass door through to



### **UTILITY ROOM 3.58m x 1.73m**

Window to side with roller blind; stainless steel sink with drainer and taps; wall mounted Glow Worm boiler; washing machine; space for tumble dryer; fitted floor units; overhead pulley; radiator; doors to shower room, outside and garage.

### **SHOWER ROOM with WC 1.71m x 1.77m**

Frosted window to side; WC; pedestal wash hand basin with partial respatex above; curved shower enclosure with shower and respatex; heated towel rail.



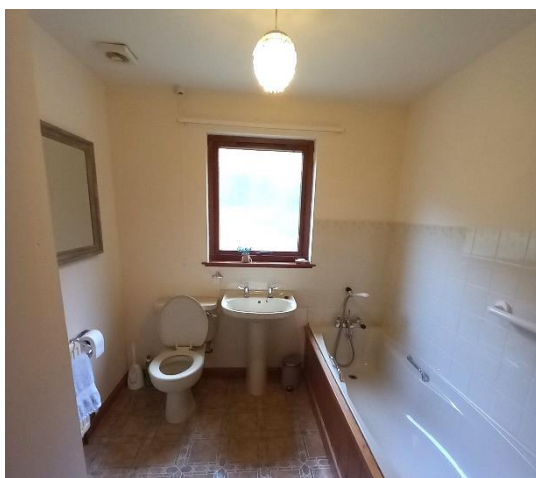
### **INTEGRAL GARAGE 4.78m x 2.87m**

Step down; up and over door; window; fuse box; electric meter; overhead light.

From the main hallway

### **BATHROOM 3.09m at widest x 2.37m**

Bright room with frosted window to side; WC; pedestal wash hand basin; partially tiled above bath with hand rail; radiator; overhead light.



### **BEDROOM 2 3.50m x 2.97m**

Window to side; curtains; roller blind; fitted wardrobe with hanging rail and shelf; radiator; overhead light.

### **BEDROOM 3 2.96m x 3.52m**

Another good sized room with window to side with curtain and roller blind; fitted wardrobe with hanging rail and shelf; radiator; overhead light.



### **BEDROOM 4 2.96m x 3.52m**

Lovely bright room with window to rear; roller blind; radiator; fitted wardrobe with hanging rail and shelf.

### **OUTSIDE**

From Old Well Road, shared driveway leads to Gardens Cottage; parking area; established garden; garden shed; solar panels.

### **INTEGRAL GARAGE**

Up and over door; overhead striplight; power; water tap; door to side.

**SERVICES** Mains water, gas, electricity and drainage.

**HOME REPORT** Available on request

**COUNCIL TAX BAND F**

### **NOTE**

The white goods in the kitchen, 2 x wood frame single beds & mattresses and 1 large sized bed mattress are included.



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, fittings, 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 endeavour 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