



40 Moffat Road, Dumfries, DG1 1NY

Offers over £160,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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Three-bedroom semi detached property situated in a popular area of Dumfries ideal for commuting and within walking distance of the Town Centre.

This substantial semi-detached property has huge potential offering generous living accommodation, garden and a driveway with parking for two cars and garage. The property benefits from having a number of generous sized walk in storage cupboards/airing cupboards throughout as well as a large floored attic space with skylights and with access via a Ramsay Ladder. The property retains many original features and with some renovation would make a fantastic family home.



Accommodation: entrance hall, living room, dining room, toilet, kitchen, utility, staircase to first floor, three bedrooms, toilet and bathroom.

ENTRANCE – 1.21M X 1.34M

UPVC front door, tiled flooring, light fitting.

HALL – 1.81M X 4.27M

Fitted carpet, radiator, light fitting, walk – in cloakroom generous in size that can be also used as an office, the cloakroom also houses the fuse box and electric meter.



LIVING ROOM – 4.55M X 3.98M

Fitted carpet, bay window looking out to the front garden, open fireplace, built in shelving, electric heater, light fitting.



### DINING ROOM – 3.67M X 3.97M

Wooden flooring with fitted decorative rug, open fireplace, window looking out to the back of the property, light fitting.

### TOILET – 1.06M X 1.68M

Wooden flooring, light fitting, opaque window, WC and wash hand basin.

### KITCHEN – 3.09M X 3.66M

Tiled flooring, ample worktops with wall and base units, window to the side of the property, partially tiled walls, clothes pulley, radiator, light fitting.

### BACK ENTRANCE – 1.51M X 1.44M

UPVC back door, large storage cupboard housing hot water tank.

### UTILITY – 2.90M X 2.77M

Tiled flooring, window to the back of the property, light fitting.

### LANDING – 2.76M X 5.75M

Staircase with wooden bannister and fitted carpet leading to landing, window looking to the front of the property, light fitting twin storage cupboards with hanging space, large airing cupboard with a light fitting, radiator.



### BEDROOM 1 – 3.64M X 4.29M

Fitted carpet, window looking onto the front of the property, fireplace, light fitting.

### BEDROOM 2 – 3.68M X 3.98M

Fitted carpet, window looking onto the back of the property, fireplace, light fitting.

### BEDROOM 3 – 2.72M X 2.87M

Fitted carpet, window looking onto the back of the property, fireplace, light fitting.

### TOILET – 1.76M X 0.91M

Fitted carpet, WC, opaque window.

### BATHROOM – 1.74M X 1.86M

Fitted carpet, panelled walls, radiator, wash hand basin and bath, opaque window.

### OUTSIDE

Large driveway with gates to single garage, lawn with mature bedded areas and trees to the front and back of the property.

### NOTES

Partial Central Heating System served by gas-fired Ideal Mexico Boiler as well as electric night storage heaters. The property has double glazing throughout.



CONSUMER PROTECTION FOR UNFAIR  
TRADING REGULATIONS 2008, BUSINESS  
PROTECTION FROM MISLEADING  
MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.







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