



2 SUMMERLEA COTTAGES, EASTGATE, MOFFAT DG10 9AB

FIXED PRICE FOR QUICK SALE DUE TO UNFORESEEN FAMILY CIRCUMSTANCES.

ATTRACTIVE ONE-BEDROOM, SOUTH-WEST FACING TERRACED COTTAGE, IN THE OLDEST STREET IN POPULAR, HISTORIC, CONSERVATION TOWN OF MOFFAT. IDEAL AS A PIED-A-TERRE, OR FOR FIRST TIME BUYER, RETIREMENT, PERSON(S) WORKING LOCALLY, OR BUY TO LET.

FIVE MINUTES WALK FROM THE TOWN CENTRE AND ALL AMENITIES INCLUDING MEDICAL AND DENTAL CLINICS AND TRANSPORT TO GLASGOW, EDINBURGH AND DUMFRIES. ONLY TEN MINUTES WALK FROM THE OPEN COUNTRYSIDE OF WOODLANDS, ROLLING HILLS AND THE RIVER ANNAN.

ACCOMMODATION

**ENTRANCE HALL; LOUNGE/KITCHEN; DOWNSTAIRS WC;
DOUBLE BEDROOM (EN-SUITE SHOWER)**

VIEWING

STRICTLY BY APPOINTMENT ONLY (01683) 221 941

PRICE

FIXED PRICE £68,000

EPC RATING G

2 Summerlea Cottage is a quirky terraced cottage built of traditional stone construction under timber and slate roof located in the town centre.

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, hotels, many recreational and sporting facilities and a thriving community life.

Accommodation: On entry, door to the left leads through to **LOUNGE/KITCHEN** **3.40m x 4.20m** with very efficient and economical, new Kyros Short digital radiator and attractive green tiled fireplace with wooden surround. The **KITCHEN AREA** is divided from the main room by a large, open set of bookshelves, and has a window with extractor fan; tiled flooring; electric hob and oven; stainless steel sink with draining board; “Ariston” hot water on demand tap; “Haden” fridge; “Beko” washing machine; wall and floor cupboards; off the kitchen a solid pine door leads to:



Back hallway with under stair storage and leads to a **WC** with wash hand basin; light and window.

The first floor is accessed by a staircase which leads up to a large, light **DOUBLE BEDROOM (excluding alcove and shower)** **4.44m x 3.88m** with southwest facing window; pendant light; coombed ceiling; ensuite shower and handbasin. There is an alcove with hanging rails.



SERVICES

Mains water, electricity and drainage.

COUNCIL TAX BAND A

HOME REPORT Available on request

NOTE

The property has no garden, but there are allotments nearby. The property does have a gas box which is not connected.

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

