



**10 ROGERMOOR, MOFFAT, DG10 9JZ**

**FIRST FLOOR FLAT WHICH OFFERS GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND WITHIN A FIVE MINUTE WALK FROM THE TOWN CENTRE. THE PRICE INCLUDES ALL FITTED CARPETS, FLOOR COVERINGS, BLINDS AND CURTAINS. THE FURNITURE MAY BE AVAILABLE BY SEPARATE NEGOTIATION.**

**ACCOMMODATION**

**STAIRCASE; HALLWAY; LOUNGE; KITCHEN/DINING; DOUBLE BEDROOM; BOX ROOM; BATHROOM**

**OUTSIDE**

**DRIVEWAY; GARDEN SHED**

**VIEWING**

**BY CONTACTING SELLING AGENTS ON 01683 220118**

**PRICE**

**OFFERS IN THE REGION OF £100,000**

**EPC RATING C**

**10 Rogermoor** is a desirable property, ideal for first time buyer or investment purposes. The property has recently installed double glazing, gas central heating and within easy reach of the town centre.

Moffat is often regarded as a picturesque market town in this unspoilt corner of the Scottish Borders. 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 thriving community life.

**10 Rogermoor offers the following accommodation:-**

Hardwood entrance door with fan arch open to internal staircase with handrail. Window to side with blind; overhead light; stairs up to:

**HALLWAY**

Overhead light; hatch to insulated loft with ladder, velux rooflight and striplight, due to the size potential to convert (please consult Dumfries & Galloway Planning Department). Fitted cupboard with shelf, hanging rail and coat hooks. Access to lounge, bedroom, box room and bathroom.

**DOUBLE BEDROOM 3.42m x 3.95m**

A generously proportioned room with window to front with blind; double fitted wardrobe with mirror doors, shelf and hanging rail; shelved alcove with cupboard below; over stair walk-in shelved cupboard with window to front; television point; telephone point.



**BOX ROOM 1.48m x 2.05m**

Compact room would be an ideal office with window to west with blind; electricity meter; fuse box; overhead light; cornice.



**BATHROOM 3.02m x 2.49m at widest**

Frosted south facing window; 3 piece white suite comprising fully tiled above bath with electric shower; shower screen and hand rail; WC; pedestal wash hand basin; radiator; overhead light.

**WALK-IN CUPBOARD** housing wall mounted Worcester gas fired combi boiler; pulley; shelving.

**From the hall access through 15 paned glass door opens to:**

**LOUNGE 4.66m x 3.82m**

A lovely bright room with windows to south and views to the Moffat hills beyond; the feature of the room is the gas stove on hearth and wooden surround; shelved alcove with cupboard below; decorative cornice; overhead light; telephone point; TV point. Arch way leads through to:



**DINING KITCHEN 2.73m x 4.03m at widest**

Window to front with roller blind; fitted floor and wall units with ample worksurface; stainless steel sink with drainer and mixer tap and tiled splashback; fridge; freezer; space for cooker; shelved alcove with cupboard below; table and chairs; overhead light; radiator.



## OUTSIDE

Large gravelled driveway; a selection of mature shrubs; garden shed with log store.



## SERVICES

Mains water, gas, drainage and electricity.

## EXTRAS

All fitted carpets and floor coverings; all curtains and blinds; fridge; freezer are included in the sale. Other items of furniture are available by separate negotiation.

## COUNCIL TAX BAND: A

## 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, 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.