



**MARCH HOUSE, BEATTOCK, MOFFAT, DG10 9PJ**

**DELIGHTFUL DETACHED COTTAGE IN RURAL LOCATION.  
APPROXIMATELY 4 MILES FROM THE TOURIST TOWN OF MOFFAT**

**ACCOMMODATION**

**STORM PORCH; ENTRANCE HALL; LOUNGE; DOUBLE BEDROOM WITH EN-SUITE; CONSERVATORY; BACK PORCH; KITCHEN; DINING ROOM/LIVING ROOM; CLOAKROOM; BATHROOM; 2 DOUBLE BEDROOMS; SEPARATE WC**

**OUTSIDE**

**DRIVEWAY; GARAGE; ESTABLISHED GARDEN (1/3 OF AN ACRE) WITH ORCHARD AND SOFT FRUIT AREA; OUTSIDE TAP; 3 GARDEN SHEDS; GREENHOUSE WITH ELECTRICITY**

**VIEWING**

**BY CONTACTING SELLING AGENTS ON 01683 220118**

**PRICE**

**OFFERS OVER £260,000**

**EPC RATING F**

**March House** is a stone constructed detached cottage in semi-rural location. Double glazed units with beautiful pine doors and skirting boards throughout most of the property. A sturdy garden fence surrounds this charming property with a gate at the top and one at the bottom; gravel and paving slabs lead you to a charming “pillar box” style porch with tiled floor and light; entering through the front door into –

#### **HALLWAY**

Upper stairs; cloakroom with cupboard for storage; cloak rail; 2 radiators; burglar alarm; fuse box; door leading to

#### **LOUNGE 4.84m x 3.58m**

Good sized room filled with plenty of light; small deep recessed window facing east; window to south; radiator; Calor gas fire with coal effect; fully carpeted; blinds; TV point; central pendant light (negotiable); smoke alarm; phone points. Off the lounge a door takes you into

#### **BEDROOM 1 3.13m x 4.28m**

Window facing north-east; central pendant light (negotiable); radiator; phone point; book cases (negotiable).

#### **EN-SUITE 2.66m x 1.64m**

White WC, wash-hand basin; radiator; window; shaver socket; shower cubicle with electric Triton shower; extractor fan; stainless steel heated towel rail \* see note; mirrors; bathroom cabinet; tiled flooring; lights; dresser with partially glazed door; door leading to –

#### **UTILITY ROOM 2.75m x 2.67m**

Shelf; hatch to small loft; ladder; tiled around sink; light; double glazed window; plumbed for washing machine.

From the Lounge double glazed patio door leads to –

#### **CONSERVATORY 3.44m x 2.70m**

Tiled flooring; all round vision; a further door takes you into

#### **BACK PORCH 1.81m x 2.51m**

Double glazed door opens onto garden and a further door leads to Kitchen.

#### **KITCHEN 3.73m x 2.39m**

Fully fitted floor and wall units; shelved display unit; Oil central heating boiler; radiator; 4 downlighters; 8 power points; plumbed for dishwasher; integral fridge; Hotpoint ceramic hob; double electric oven; tiled around worktops; stainless steel sink with mixer tap; extractor fan; tiled flooring; double window with view; hatch to roof space; stable door takes you into

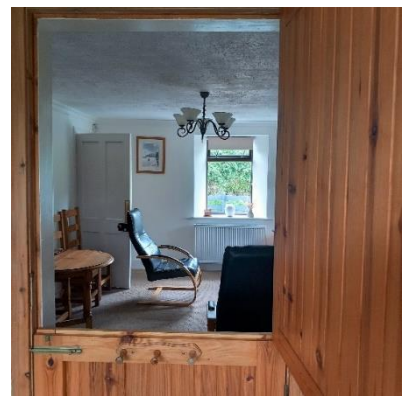
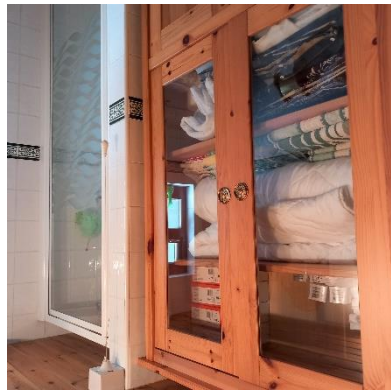
#### **DINING ROOM/LIVING ROOM 4.91m x 3.54m**

TV point; radiator; phone point; pulley; small deep recessed window to west; window to south; multi-fuel log burner; carpet; tiled hearth; central pendant lights (negotiable); door leading back into hallway.

#### **BATHROOM 2.08m x 2.18m**

3 piece cream suite with spa bath; fully tiled from ceiling to floor; laminate flooring; electric Mira Shower; towel rail; radiator \* see note; window; shelf; light; wall cupboard; shaving socket.





Fully fitted carpeted stairs leads to;

### **UPPER LANDING**

Spacious landing; Large Velux window.

### **BEDROOM 2 3.91 x 4.79m**

Large Velux window to south; combed ceiling; small deep recessed window to west; cupboard containing emersion heater \*see note; tank; Wardrobe; water tank; eaves storage cupboard; light; TV point; radiator; built-in drawer units; 2 wall lights; carpet; hatches to roof space.

### **TOILET 1.09m x 0.89m**

A beautifully decorated toilet containing WC; wash-hand basin; tiled effect vinyl flooring.

### **BEDROOM 3 3.91 x 4.79m**

Large Velux window to south; combed ceilings; small deep recessed window east; hatches to roof space; radiator; telephone point.

### **OUTSIDE**

Outside water tap; shed with electricity; potting shed; shed for lawnmower; hardstone area could be used for Caravan/Motor Home; double gates lead to driveway fitting two cars; whirlygig; garage; raised vegetable plot.

### **SERVICES**

Electricity; Oil fired central heating; septic tank; mains water supply.

### **HOME REPORT**

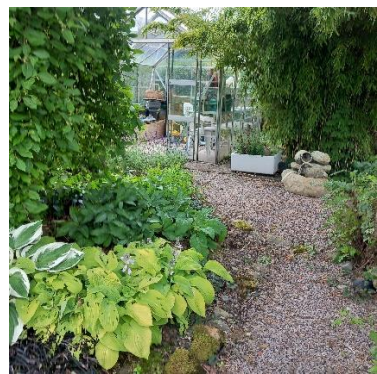
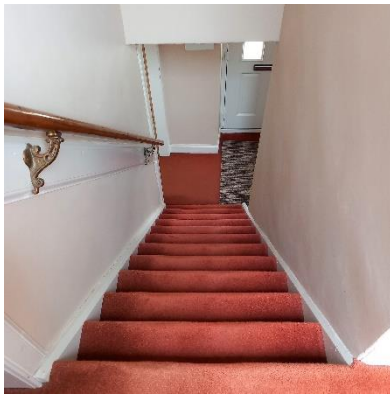
Available on request

### **COUNCIL TAX BAND “D”**

Approximately one third of an acre lies before you with stunning pathways leading you on a journey of peace and tranquillity; A wooden bridge takes you over a bubbling stream; orchard containing fruit trees; soft fruit beds; flower beds; established shrubs; greenhouse with electricity; Lily-pond and many more interesting little meandering pathways.

\*Note – both towel radiators and emersion heater can be used with either electricity or oil.  
Switch for emersion heater in cupboard in Bedroom 2







## 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 travelling some distance to view the property.

