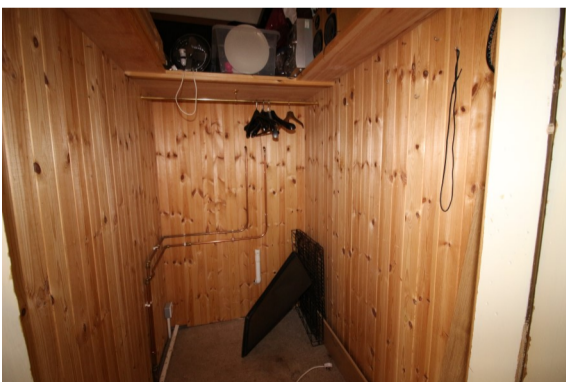




**The Secret Flat, 2 Dickson House,
Dickson Street, Moffat**

Guide Price £130,000



**First Floor Flat
Guide Price £130,000**

Property Description

An opportunity has arisen to purchase a spacious maisonette flat in the town centre.

Moffat is a very popular bustling tourist town situated just off the M74 motorway which offers easy commuting links to both north and south. The town has a variety of shops, hotels, cafes and restaurants and an excellent variety of recreational and sporting pursuits.

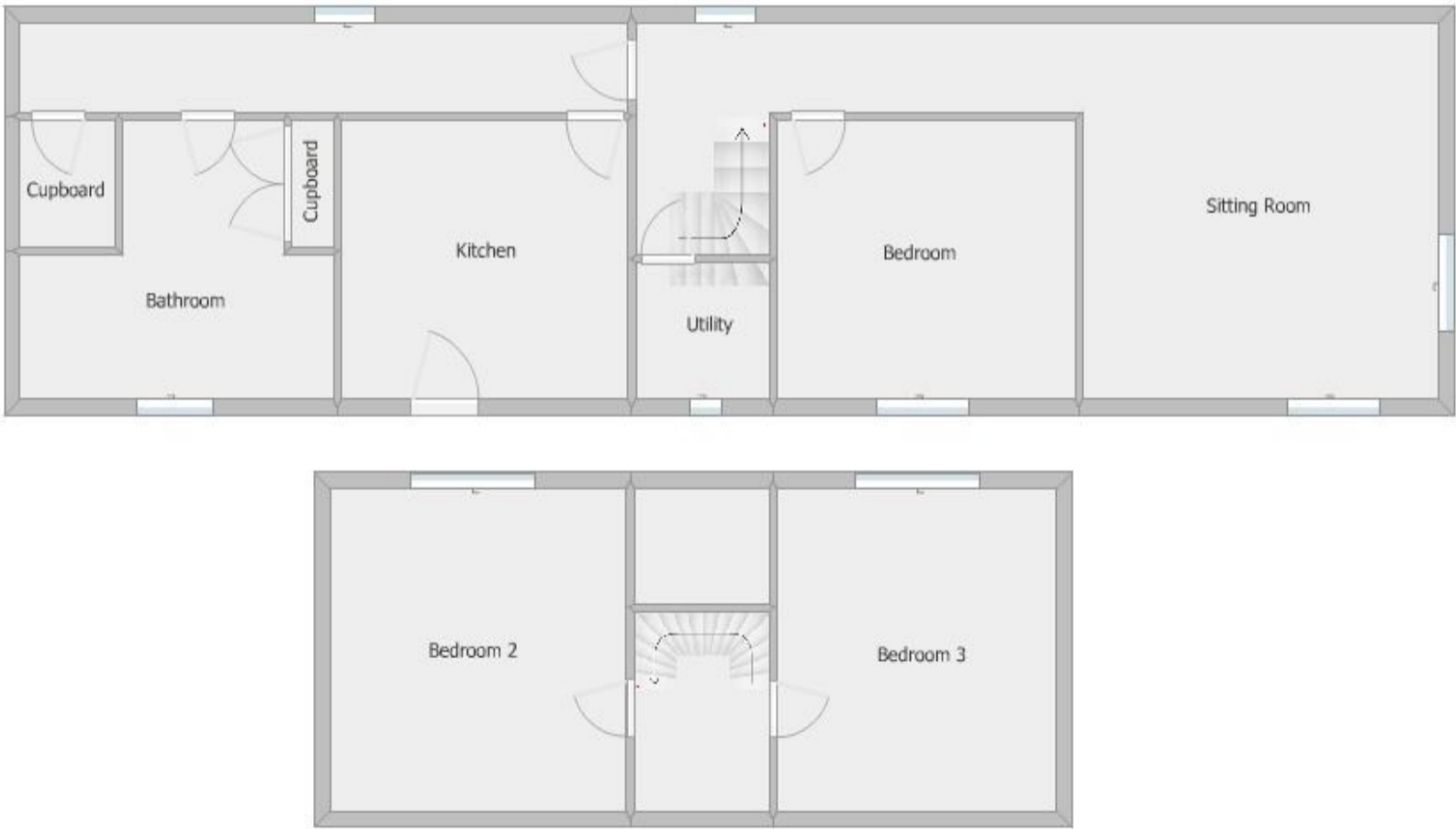
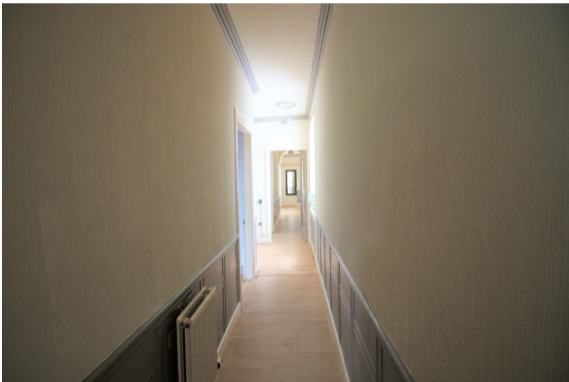
The property itself benefits from some electric and some gas heating with multi fuel stove in the sitting room and wooden flooring. The flat does need some refurbishment and redecoration.

Entering the property into the kitchen with base and wall units and space for a table and chairs. Door through to hall which gives access to all first floor rooms and the stairs. On the left there is the large bathroom with bath and raised wc and shower enclosure and then a large walk in cupboard. There is a box housing the meters. On the right from the kitchen the hall continues with a utility area under the stairs with Belfast sink, then a bedroom, then onto the sitting room which is wood panelled and has a wooden floor. Windows on two side allow plenty of light into the room, which also has ornate cornicing.

Upstairs there are two double bedrooms.

The entrance to the flat is through the rear garden of the shop beneath the property which is currently empty.

Viewing is highly recommended.



This sketch is not to scale and is intended for illustrative purposes only.

Postcode	Home Report	Water	Electricity	Drainage	Heating	Council Tax	EPC	Internal Area
DG10 9DJ	HP743831	Mains	Mains	Mains	Gas	Band C	E	127 sq.m

Measurements

- Sitting Room: 15’2” x 15’1”
- Bedroom 1: 12’8” x 11’7”
- Kitchen: 12’2” x 11’6”
- Bathroom: 13’5” x 11’6”
- Utility: 5’9” x 5’8”
- Bedroom 2: 13’9” x 12’7”
- Bedroom 3: 13’9” x 11’11”

Viewings

Strictly by appointment with Selling agent.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.