



32 CROSSLAW BURN, MOFFAT DG10 9LP

MODERN AND SPACIOUS DETACHED BUNGALOW LOCATED IN DESIRABLE CUL-DE-SAC IN MOFFAT. WITHIN EASY WALKING DISTANCE OF TOWN CENTRE AND A SHORT DRIVE TO THE COUNTRYSIDE.

ACCOMMODATION

**ENTRANCE HALLWAY; LOUNGE; KITCHEN/DINING ROOM; UTILITY ROOM;
4 DOUBLE BEDROOM (ONE WITH EN-SUITE); BATHROOM; WC**

OUTSIDE

DRIVEWAY; GARAGE; GARDEN; DISABLED RAMP AND HANDRAIL; SOLAR PANELS

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118 OR 07743062618

PRICE

OFFERS OVER £330,000

EPC RATING B

32 CROSSLAW BURN is a delightful detached family home in a quiet part of town. The property is presented in good order throughout and offers spacious accommodation.

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

ENTRANCE HALLWAY

Spacious hallway with downlighters; cornice; hatch to attic with ladder and semi insulated; shelved cupboard; windows to rear; radiator.

LOUNGE 6.42m x 4.69m

This is lovely bright room with bay window to front and side windows; curtains; blinds; TV point; overhead light; cornice; 2 x radiators.



WC 1.18m x 1.66m

Fully tiled; downlighters; wash handbasin; WC; radiator.

KITCHEN/DINING ROOM 5.34m x 5.11m

Window to side; patio doors; curtains; downlighters; cornice; 1 1/2 bowl with drainer and mixer tap; floor and wall units; island with drawers and cupboards giving you ample work surface. Integrated cooker, fridge/freezer and dishwasher; gas hob with chimney above; 2 x radiator's; tiled flooring; door through to:



UTILITY ROOM 1.64m x 2.14m

Floor and wall units; downlighters; sink with drainer and mixer tap; washing machine; tumble dryer; good sized cupboard with light and shelving; door to side garden.

From the main hallway

BEDROOM 1 3.99m x 3.47m

Currently being used as an office with window to front overlooking the hills beyond; blinds; curtains; built in wardrobe with shelf and hanging rail; book case and desk; downlighters; radiator.

DOUBLE BEDROOM 2 3.57m x 3.47m

Window to front; curtains; downlighters; built in wardrobe with hanging rail and shelf; radiator.

**DOUBLE BEDROOM 3 2.86m x 3.46m**

Another good sized room with window to front with curtains; downlighters; cornice; built in wardrobe with hanging rail and shelf; radiator.

CUPBOARD housing Worcester boiler; fuse box and light.

BATHROOM 2.99m x 1.72m

Fully tiled room with frosted window to side with blinds; WC; wash hand basin; bath with shower; hand rail and shower screen; heated towel rail; mirror; shaver point; downlighters; cornice.



MASTER BEDROOM 4 WITH EN-SUITE 4.12m x 5.04m

Rear facing room with curtains; built-in wardrobe with hanging rail and shelf; downlighters; radiator.



EN-SUITE SHOWER ROOM 2.28m x 1.65m

Partially tiled with frosted window to side; WC; wash hand basin with vanity unit; respatex shower with half height folding doors, handrail and shower curtain; heated towel rail; shaver point; cornice; downlighters.

OUTSIDE

Easy to maintain lawn to the front; disabled ramp and handrail; solar panels; gas meter; outside water tap and lengthy driveway to the side leads to:

GARAGE

Electric roller door; overhead striplight; power points; shelving; work bench; window to side.

Patio area ideal for relaxing and entertaining; lawn with border.

SERVICES

Mains water, gas, electricity and drainage

HOME REPORT

Available on request

COUNCIL TAX BAND F

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.