



7 HOLMPARK, BALLPLAY ROAD, MOFFAT DG10 9JU

DECEPTIVELY SPACIOUS GROUND FLOOR FLAT RETAINING MANY ORIGINAL FEATURES AND BENEFITING FROM PLEASANT OPEN OUTLOOK.

ACCOMMODATION

VESTIBULE; ENTRANCE HALLWAY; LOUNGE/KITCHEN/ STUDY; 2 DOUBLE BEDROOMS; SHOWER ROOM WITH WC

OUTSIDE

DRIVEWAY; GARDEN; GARDEN SHED

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £195,000

EPC RATING D

7 Holmpark forms part of the former Private School of Holmpark which has been sympathetically divided into ten self contained flats approximately 10 minutes walk from 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 and hotels, many recreational and sporting facilities and a thriving community life.

Double wooden doors open to:

VESTIBULE 2.02m x 2.95m

Arched single glazed window to side; box housing fuse box and electricity meter; cornice; light; shelving; original tiled flooring; glass door leads through to:

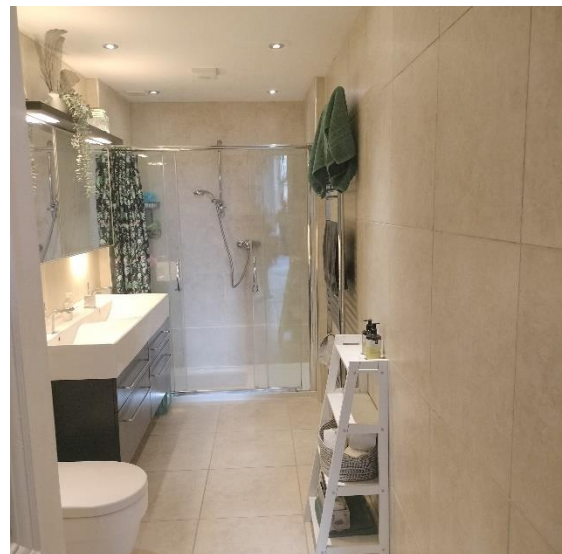
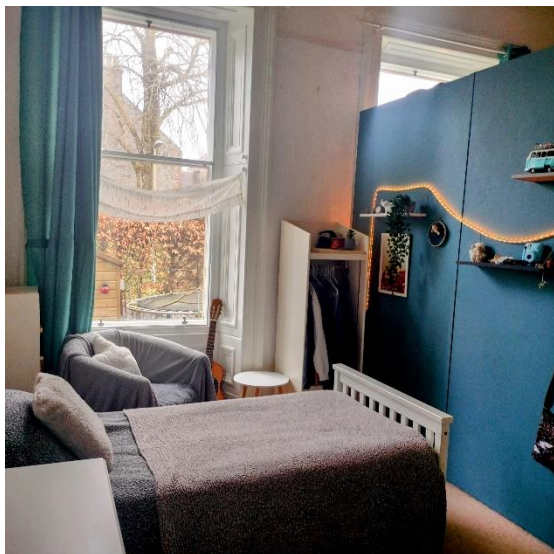
ENTRANCE/DINING HALLWAY 7.06m x 2.43m

On entering one is struck with how lovely and bright an entrance. Sash and case secondary glazed window to side with shutters; cornice; decorative arch; 2 overhead lights; radiator; telephone point; large cupboard.



DOUBLE BEDROOM 5.06m x 4.50m

Good sized room with two secondary glazed windows overlooking side garden with curtains; cornice; light; the boiler is located in cupboard; full length wardrobes with hanging rail and shelving; radiator.



SHOWER ROOM 4.85m x 1.67m

Fully tiled modern shower room with double vanity wash hand basin; mirrored cabinet above with light; WC; double shower with sliding doors, shower, hand rail and shower curtain; built in shelved cupboard; heated towel rail; downlighters.

LOUNGE/KITCHEN/STUDY

Split level room with Lounge, Kitchen on mezzanine and Study on lower level. Bay south facing window overlooking the town and the hills beyond giving this room plenty of natural light.

LOUNGE 4.90m x 6.08m

Overhead light; curtains; shutters; 2 wall lights; dimmer switch; stairs up to:



KITCHEN 2.48m x 2.50m

Compact kitchen overlooking lounge; floor units; glass plate hob with chimney hood above; oven; fridge; sink with drainer and mixer taps; shelving; downlighters.



Steps down from the Lounge lead to:-

STUDY 2.38m x 3.35m

This is an ideal area for someone working from home. Downlighters; built in cupboards; radiator; shelving.

DOUBLE BEDROOM 2 4.78m x 4.33m

Another great sized room with fantastic views from the bay window to front; overhead light with ceiling rose; picture rail; shelved alcove; fireplace; radiator.

OUTSIDE

Driveway; established communal gardens to front. To the side easy to maintain lawn; paved patio area; garden shed.



SERVICES

Mains water, gas, electricity and drainage. Communal maintenance currently £ 91.79 per month which includes the Building Insurance and communal garden maintenance.

HOME REPORT Available on request

COUNCIL TAX BAND D

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

