



39 ANNANDALE PLACE, MOFFAT DG10 9DE

**LOCATED IN QUIET CUL-DE-SAC THIS GROUND FLOOR FLAT REQUIRES
MODERNISATION, ONCE COMPLETED WILL BE AN IDEAL HOME.**

ACCOMMODATION

VESTIBULE; HALL; LOUNGE; KITCHEN/DINER; SHOWER ROOM; BEDROOM

OUTSIDE

GARDEN; GREENHOUSE; GARDEN SHED

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £70,000

EPC RATING D

39 Annandale Place is a ground floor flat which requires modernisation throughout, once completed will be an ideal home for someone retiring or investment purposes.

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.

VESTIBULE

Overhead light; glazed door through to:-

HALLWAY

Access to all rooms; understair cupboard with shelving, fuse box and electricity meter; second cupboard housing hot water tank; third cupboard with shelving; Economy 7 Quartz control panel; overhead light.

SHOWER ROOM 1.98m x 1.88m

Fully respatex with frosted window to rear; roman blind; pedestal wash hand basin; WC; half height folding shower doors; shower curtain; shower and rail; overhead light; towel rail.



KITCHEN/DINER 3.76m x 2.80m

Bright room with window overlooking garden; curtains; fitted wall and floor units; breakfast bar; wooden shelving; space for cooker; fridge/freezer; washing machine; stainless steel sink with drainer and taps; Dimplex radiator; overhead striplight; door to rear garden.



LOUNGE 3.78m x 3.67m

Window to front with curtains; telephone point; television point; Dimplex radiator; overhead 3 light spiral light.



BEDROOM 3.72m x 2.57m

Window to front with curtains; built in walk in wardrobe with shelving and hanging rail; Dimplex radiator; telephone point.

OUTSIDE

Small border beside front door; front garden is second garden in with trellis and a variety of plants. To the rear patio area; greenhouse; garden shed.

SERVICES Mains water, electricity and drainage

HOME REPORT Available on request

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