



4 St. Marys Church, Academy Road, Moffat, DG10 9HP  
2 Bedrooms | Guide Price £140,000

## PROPERTY DESCRIPTION

We are pleased to present this unique and stunning two-bedroom apartment located within a beautifully converted church. This exceptional property offers a blend of contemporary living with original features, creating a truly one-of-a-kind home. The apartment boasts an open plan lounge/kitchen/dining room, two generously sized bedrooms (master bedroom en-suite), underfloor heating. The kitchen is fitted with modern appliances and ample storage space. The main bathroom comes with a luxurious bathtub and separate shower. Located close to various amenities including primary and secondary schools. Easy access to M74 and the West Coast main line at Lockerbie.

Additional Richardson & Starling Report Available on Request.

### Accommodation

First Floor Flat: Open Plan Lounge/Dining Room/Kitchen, Bedroom One, En-suite Shower Room, Bedroom Two, Bathroom.

**Viewing** – Strictly by appointment only. Please contact the Selling Agents on (01387) 266250

## KEY FEATURES

- Open plan kitchen dining and lounge
- Stained glass windows
- Master bedroom En-suite
- Luxurious bathroom with separate shower
- Underfloor heating
- Modern fitted kitchen

# GGM&W



Viewing is highly recommended to fully appreciate all this property has to offer.



## Accommodation

### Hall 5.61m x 3.61m

Hardwood secured entrance door. Intercom phone entry system. Fitted carpet. Large walk-in cupboard housing heating system and consumer units. Heating controls.

### Lounge/Dining Room 6.81m x 5.91m

Stained glass windows. Ceiling light. Tv, phone, broadband points. Multiple double sockets. Smoke detector.

### Kitchen 3.83m x 3.19m

Range of fitted base and wall units with ample worktop surfaces. Tiled floor. Integrated appliances including Induction 4 burner hob, Neff oven and grill, Neff microwave, dishwasher, Fridge, Freezer. Extractor fan. Smoke detector. Stainless steel sink and drainer.

### Bedroom One 4.96m x 4.40m

Stained glass windows. Fitted carpet. Tv point. Multiple double sockets. Built-in shelves. Ceiling light. Access to En-suite.

### En-suite 2.09m x 1.73m

Tiled walls and flooring. Shower cubicle with mains powered shower. Wc. Wash hand basin. Spot lighting. Heated towel rail. Mirror.

### Bedroom Two 3.90m x 3.32m

Stained glass windows. Fitted carpet. Tv and broadband point. Multiple double sockets. Ceiling light. Built-in shelves.

### Bathroom 3.33m x 1.92m

Bath. Walk-in shower unit with mains powered shower. Tiled walls and flooring. Wc. Wash hand basin with mirror and light above. Spot lights. Heated towel rail. Extractor fan.

**Outside** – The shared entrance into this southmost part of the building (serving three properties) has double timber doors, with a security entry system. Allocated parking. Communal drying green.

### Guide Price £140,000

**Services** Mains water, drainage and electricity. Tax Band – D . EPC – C .Closing Date

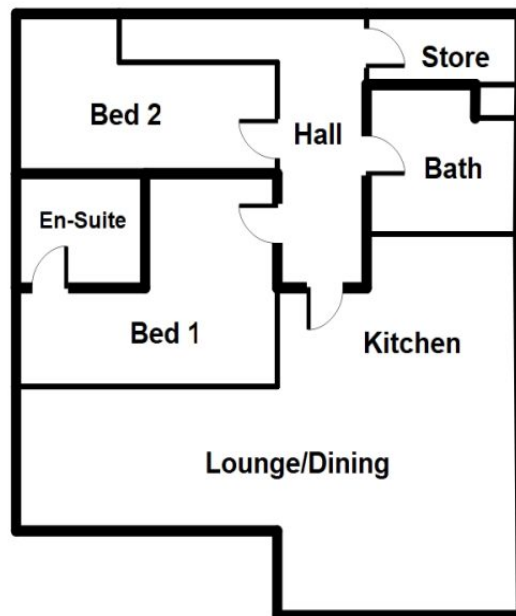
Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

Offers Should be submitted in Scottish Form to:- Messrs. Grieve, Grierson, Moodie & Walker, Solicitors, 14 Castle Street, Dumfries DG1 1DR Tel : (01387) 266250 | Fax : (01387) 257950 [www.ggmw.co.uk](http://www.ggmw.co.uk)

**The details presented have been carefully prepared and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. A purchaser should satisfy himself on the basic facts before a contract is concluded.**



## FLOOR PLANS



(for illustration purposes only)