



Holmfield, Old Edinburgh Road, Moffat DG10 9RU
4 Bedrooms | Guide Price £265,000

PROPERTY DESCRIPTION

This impressive, traditionally built semi-detached family home is situated in a highly sought after area of Moffat, a thriving market town with various local amenities within walking distance. Along with primary and secondary schools, grocery stores and restaurants, it offers easy access to the M74 for commuters heading North and South and has rail links nearby at Lockerbie. The property benefits from full double glazing, gas central heating, good sized rooms, abundance of natural light and makes an extremely comfortable and spacious family home.

Viewing is highly recommended to appreciate this wonderful property.

Accommodation:

Ground floor: Conservatory, Hallway, Living room, Dining room/bedroom four, Kitchen/dining area, Utility room/WC, Rear hallway

Mezzanine: Bathroom

First floor: Landing, Master bedroom with en-site and separate dressing room/nursery, Bedroom two, Bedroom three, Box room

Viewing: By appointment with the agents. Tel. 01387 266250 (option 2)

KEY FEATURES

- Desirable residential area
- Countryside views
- Access to M74 and Lockerbie train station
- Double glazing and gas central heating
- Spacious and bright
- Retains many original features
- Roof replaced in 2012

GGM&W



Substantial and spacious family home dating from the 1840's



Accommodation:

Conservatory 3.27m x 3.04m

Glazed on three sides and overlooking the front garden. uPVC French doors with glazed panel over. Polycarbonate roof. Tiled flooring. Wall light. Hardwood door with detailed glass panel inset and matching glazed panel above to hall.

Living room 6.15m x 3.21m

Fitted carpet. Two ceiling lights with ceiling roses. Detailed coving. Two large double radiators. Five windows with views over the farmland in the valley and to the front. A feature of this room is the coal effect gas fire set on a marble hearth with mantle surround. Carbon monoxide alarm. Dimmer switch on the lights. Television point and ample power sockets.

Kitchen/dining area 4.96m x 3.67m

Fitted with a range of wall and base wooden units. Ample work surfaces fitted with one and a half bowl stainless sink unit with mixer tap over and drainer to side. The new integrated double electric oven with extractor hood above and the integrated base height fridge will all be included in the sale. There is space and plumbing for an automatic washing machine and space for a free standing freezer. Tile effect vinyl flooring. Four separate four bar modern ceiling light fittings with halogen bulbs. Single radiator. Space for dining table and chairs. uPVC back door with full height glazed side panel leads out to garden area with views over surrounding farmland. A feature of this room is the red brick unused fireplace with wooden mantle over which could be used for wine storage. CO sensor and central heating controls.

Utility room with WC 4.43m x 1.48m

WC, stainless steel sink with mixer tap over and drainer to side fitted into a storage unit with work top above. Double radiator. Tiled flooring. Plumbed for washing machine. Two windows to side. Storage cupboard with wooden doors.

Rear hallway 1.20m x 1.49m

Fitted carpet. Recessed halogen spotlight. Door into kitchen and front hallway.

Front hallway 5.38m x 1.72m

Fitted carpet. Large double radiator. Fully carpeted stairway. Original wrought iron and oak bannister. Mains smoke detector. Ornate ceiling lights. Central heating controls. Telephone point. Stairs down to kitchen and storage cupboard under staircase. Original detailed coving with matching alcove.

Dining room/bedroom four 5.18m x 3.36m

Fitted carpet. Two large double radiators. Two central light fittings. Double glazed window to front. Coal effect gas fire set on marble hearth, marble surround and wooden mantle. Original coving. Shelved cupboard with double doors.

Bathroom 2.44m x 1.51m

Partially tiled and fitted with a white three piece suite comprising of wc, wash hand basin set in a vanity cabinet with storage below. Bath with shower over. Double glazed window to side. Ceiling light and spotlight over sink. Large double radiator. Towel rail. Vinyl floorcovering.

Landing 1.70m x 4.21m

Fitted carpet. Skylight window from loft. Built in cupboard with double doors. Access to attic.

Master bedroom 5.19m x 3.41m

Double glazed windows to front and side. Double radiator. Fitted carpet. Doorway to **Rear hallway** 2.55m x 1.23m Double glazed window to side. Ceiling light. access to attic. fitted carpet. Doorway to **Dressing room/nursery** 3.87m x 2.46m Fitted carpet. Central ceiling light. Two double glazed windows with curtain rails. Built in cupboard housing the WORCESTER gas central heating boiler with storage below and further shelved cupboard with double doors. **En-suite shower room** 2.71m x 1.85m Modern three piece suite in white, comprising wc, wash hand basin and shower enclosure with mains fed shower. Recessed halogen spotlights. Vinyl floor covering. Built in shelved cupboard. Chrome ladder effect heated towel rail. Velux window to side.

Bedroom two 3.57m x 2.92m

Fitted carpet. Central ceiling light. Double radiator. Double glazed window to front.

Bedroom three 3.11m x 3.40m

Fitted carpet. Ceiling light. Double radiator. Double glazed window to side with view over valley. Coving

Box room 1.89m x 1.83m

Fitted carpet, Ceiling light. Double glazed window to front. Access to loft.

Outside To the front, the garden is mainly laid to lawn with a variety of mature flowering trees and shrubs giving year round interest. Access is via two brick built pillars and gravelled driveway leading to ample off street parking and leads round to the side of the property also a wrought iron gate and gravelled path. All enclosed by timber fences and hedging. To the side of the property there is a seating/barbeque area with whirligig drying section beyond and door leading to kitchen. Garden shed which could be included in the sale and a bin store to the front with stone chipped rockery adjacent.

Services Mains water, gas, drainage and electricity. **Council Tax Band** – E, **EPC** – E

Viewings

Strictly by appointment only. Please contact the Selling Agents on 01387 266250 (Option 2).

Price: Guide Price £265,000

Entry Early entry available.

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.

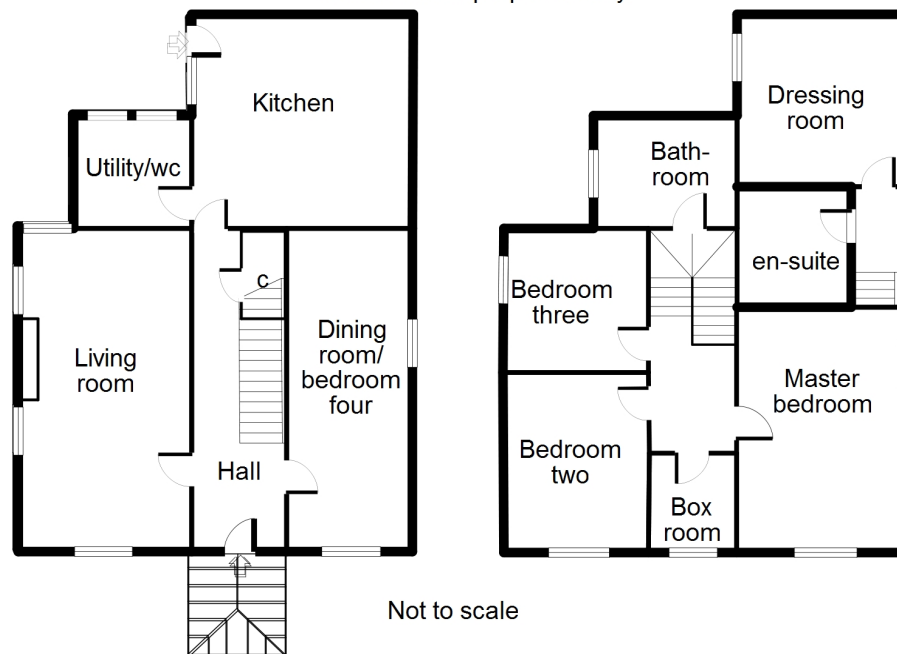
Offers should be submitted in Scottish Form to:- Messrs. Grieve, Grierson, Moodie & Walker, Solicitors, 14 Castle Street, Dumfries DG1 1DR
Tel : (01387) 266250 Fax : (01387) 257950
www.ggmw.co.uk

The details presented have been carefully prepared and 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 illustrative purposes only



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