

PROPERTIES FOR SALE OR LET – RESIDENTIAL & COMMERCIAL



MANSFIELD HOUSE, MANSFIELD PLACE, MOFFAT, DG10 9DS

MODERN DETACHED FAMILY HOME IN A QUIET POSITION JUST OFF THE HIGH STREET OF MOFFAT. THE PROPERTY PROVIDES GENEROUS ACCOMMODATION OVER TWO FLOORS. VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION

ENTRANCE PORCH; HALLWAY; DINING KITCHEN; LOUNGE; UTILITY ROOM; CLOAKROOM; SINGLE BEDROOM; 3 DOUBLE BEDROOMS (ONE WITH EN-SUITE SHOER ROOM); STUDY/SINGLE BEDROOM; FAMILY BATHROOM

OUTSIDE

SHARED DRIVEWAY; SINGLE GARAGE; DECKED PATIO AREA; PERGOLA; GARDEN AREA TO REAR

VIEWING

BY CONTACTING SELLING AGENTS ON 01683 220118

PRICE

OFFERS IN THE REGION OF £239,999

EPC RATING

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Mansefield House is located in a quiet location in the centre of Moffat. It is a spacious family home with a splendid dining kitchen which runs the full depth of the house. The property has double glazing, high insulation values and gas fired central heating. An ideal family home.

Moffat is a beautiful tourist town with many community groups, sporting pursuits, shops, cafes and restaurants to keep you busy. There is excellent schooling starting from pre school to 6th year standard. Lockerbie train station provides regular services to Glasgow, Edinburgh and Carlisle and there are regular buses to Glasgow and Dumfries from the High Street.

Mansfield House offers the following accommodation:-

ENTRANCE PORCH

Hardwood entrance door with stained glass panel; tiled floor; cupboard housing electricity meter.

HALLWAY

Staircase to first floor; understair storage space; solid Oak floor.

DINING KITCHEN 28'1 x 10'5" (8.5m x 3.1m)

A wonderful room which runs from the front of the property to the back of the property. Country style kitchen with fitted floor units; Belfast sink; Range cooker with attractive tiling behind; French doors to rear decked patio area.

LOUNGE 11'5" x 21'6" (3.4m x 6.5m)

A good sized room north facing.

UTILITY ROOM 6'1" x 6'6" (1.8m x 1.9m)

Stainless steel sink with cupboard below; plumbing for washing machine and space for tumble dryer; wall mounted gas fired Combi boiler; tiled floor; door to rear garden.

CLOAKROOM 3'7" x 6'1" (1.0m x 1.8m)

WC; vanity unit with wash hand basin; tiled floor; window to rear.

SINGLE BEDROOM 7'6" x 9'8" (2.2m x 2.9m)

South facing room.

FIRST FLOOR

A bright spacious landing with south facing window; double shelved cupboard; hatch to insulated loft reached by folding ladder.

FAMILY BATHROOM 6'5" x 11'6" (1.9m x 3.5m)

Generously proportioned Victorian style bathroom; free standing bath; corner shower enclosure; WC; wash hand basin; window to rear.

MASTER BEDROOM with en-suite 15'6" x 11'6" (4.7m x 3.5m)

Double fitted wardrobes with shelving and hanging rail; window to front. **EN-SUITE SHOWER ROOM 5'4" X 9'5" (1.6m x 2.8m)** a contemporary shower room; corner shower enclosure; wash hand basin with open shelved vanity unit; cushion flooring.

STUDY/SINGLE BEDROOM 6'6" x 8'8" (1.9m x 2.6m)

An ideal room for those working from home with front facing window.

DOUBLE BEDROOM 2 12'9" X 10'8" (3.8m x 3.2m)

Double fitted wardrobe with shelving and hanging rail; laminate floor; front facing (north).

DOUBLE BEDROOM 3 12'2" X 10'6" (3.7m x 3.2m)

Rear facing room with double fitted wardrobes with shelf and hanging rail.

OUTSIDE

Shared driveway; single garage; small garden area to the rear of the garage; decked patio which can be accessed directly from the dining kitchen; pergola.

SERVICES

Mains water; gas fired central heating; electricity and drainage.

EXTRAS

The price includes all fitted carpets and floor coverings, all blinds, light fittings and integrated kitchen appliances

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 travelling some distance to view the property.

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