



37 George Street, Dumfries, DG1 1EB

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7 Moffat Road, Dumfries, DG1 1NN

4 Bedrooms | Offers over £240,000

Four bedroom semi-detached townhouse on the Moffat road, a short walk from the train station which provides transport links to both north and south of the border. This property benefits from a private rear garden, off street parking to the front and flexible living with four bedrooms, four bathrooms, living room, dining room, kitchen, utility and basement.

Off street parking

Double glazing

Private Garden

Spacious rooms

En-suite rooms

EPC- E

General Information

Hallway

Wooden door into vestibule, wooden door with glass panels into hallway. Karndean tiled flooring, radiator, steps down to utility door and cellar door. Doors to living room and dining room, stairs to upper accommodation.

Living room

13'1" x 13'1"

3.99m x 3.98m

Fitted carpet, radiator, gas coal effect fireplace, double glazed window looking out to the front of the property.

Dining Room

11'7" x 13'

3.54m x 3.97m

Fitted carpet, fireplace, radiator, built in storage cabinet, double glazed window to rear.

Utility

9'11" x 6'

3.01m x 1.84m

Vynl flooring, fitted base and wall units with sink and drainer, plumbed for washing machine.

Kitchen

8'4" x 12'

2.60m x 3.67m

Vinyl flooring, radiator, uPVC door with double glazed window out to the rear garden. Range master cooker, integrated fan, fitted base and wall units with a glass display cabinet. Black sink & drainer with vegetable section, brass tap, plumbed for dishwasher, Breakfast bar.

Basement

13'4" x 13'1"

4.06m x 3.98m

Concrete floor, double glazed window to the front, light, plug sockets, fuse box and electric meter.

Stairs

Stairs and landing with fitted carpet providing access to upper accommodation.

Shower Room

6'9" x 6'5"

2.07m x 1.96m

Karndean tiled flooring, quadrant shower cubicle with waterfall shower. WC, wash hand basin, radiator, frosted double glazed window to side of the property.

Bedroom 3

9'2" x 12'6"

2.79m x 3.81m

Fitted carpet, double glazed window to rear, radiator.

Bedroom 2 with En- suite

11'8' x 13'1"

3.56m x 3.99m

Fitted carpet, radiator, double glazed window to front. En-suite with pocket door, shower, WC and wash hand basin.

Bedroom 1 with en-suite

11'9 x 13'

3.58m x 3.97m

Fitted carpet, radiator, double glazed window to rear. En-suite with pocket door, shower, WC and wash hand basin.

Bathroom

11'9" x 13'

3.58m x 3.97m

Karndean tiled flooring, wash hand basin, WC, bath, double glazed window to the front of the property, radiator.

Stairs to Attic

Stairs leading to attic rooms, fitted carpet, attic hallway with storage cupboards, doors to bedroom 4 and office.

Attic Office

8' x 6'6"

2.44m x 1.99m

Fitted carpet, fenstro window.

Bedroom 4 Attic

7' x 12'3"

2.14m x 3.73m

Fitted carpet, fenstro window.

Exterior

Patio consisting of concrete slabs, a lawn area surrounded by shrubs, access from the rear to the front via a side path.

Council Tax –

Band E

Home Report

To download Home Report – Contact Selling Agents.

Notes

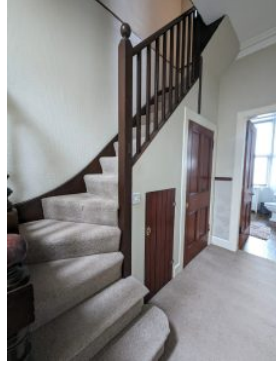
A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.







Floor Plans



Room
Sketcher



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