



HOLLYBANK COTTAGE, ANNANSIDE, MOFFAT, DG10 9HB

PRICE: OFFERS OVER £310,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.50m x 5.17m(approx)	Bedroom 1	3.82m x 4.33m(approx)
Dining Room	3.68m x 2.97m(approx)	Bedroom 2	3.81m x 2.61m(approx)
Kitchen	2.96m x 5.20m(approx)	Bedroom 3	3.29m x 2.46m(approx)
Conservatory	3.91m x 3.82m(approx)	Bedroom 4	2.78m x 2.36m(approx)
Shower Room	1.88m x 2.33m(approx)	Bathroom	2.20m x 2.52m(approx)

EPC— B

Council Tax Band— E

Viewings are strictly by appointment only by telephoning the selling agent on 01387 267316.
Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



This warm and welcoming four bedroom cottage is situated in the charming town of Moffat within Dumfries and Galloway. Just a short walk from Moffat main street which offers a range of local amenities such as cafés, bakers, hotels, garden centre, eateries, convenience stores, Post Office, Doctor's surgery and Dentist. Benefitting from gas central heating and double glazing throughout, off-street parking, garage to the rear and mature easy to maintain gardens. Viewings are highly recommended.

The accommodation comprises: good size living room with views to the front of the property; spacious dining room; bright conservatory to the rear of the property; kitchen with both floor and wall cupboards, integrated fridge/freezer, dishwasher and electric double oven, gas hob as well as space and plumbing for both washing machine and tumble dryer; downstairs shower room with W.C., washhand basin and corner shower; bedroom 3 is located on the ground floor with built-in wardrobes and views to the front of the property; master bedroom with walk-in wardrobe and views to the front of the property; bathroom with W.C., washhand basin and electric shower over bath; bedroom 2 is a spacious double room with walk-in wardrobe and views to the front of the property; bedroom 4 is a single room with built-in mirrored wardrobes and views to the rear of the property; spacious garage which has electricity installed. The garden at the rear of the property is paved and easy to maintain.



SERVICES

Mains water, gas, electricity and drainage.

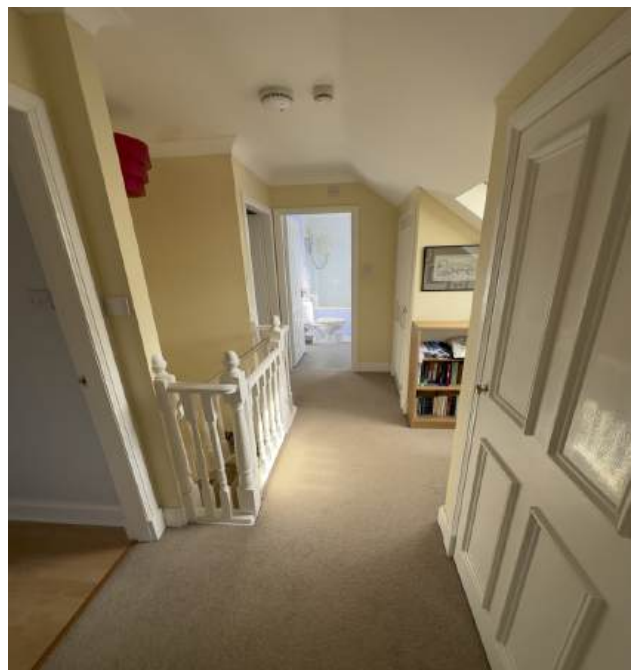
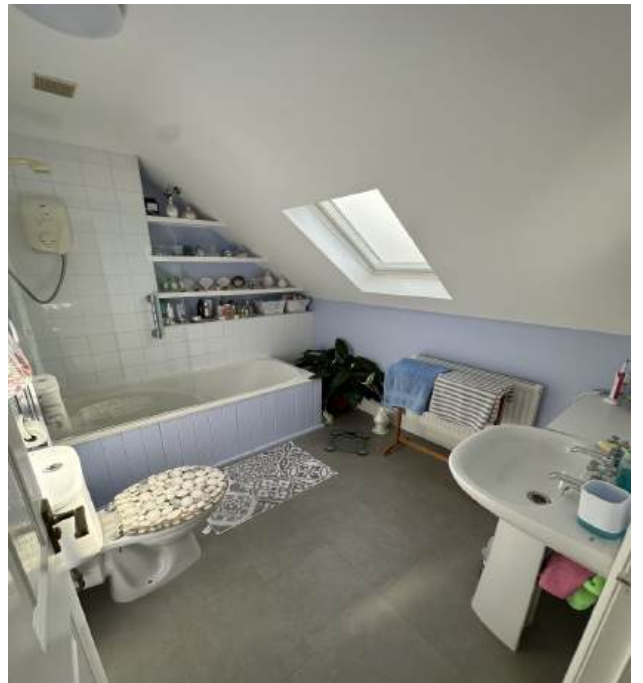
OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.



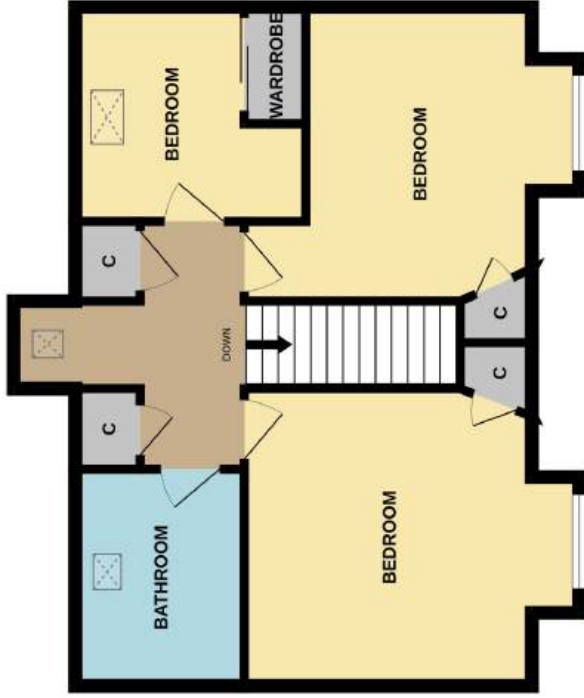




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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