




McEwan Fraser Legal
Solicitors & Estate Agents
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Strontian
HILLSIDE TERRACE, MOFFAT, DG10 9RT



MOFFAT

This home is located in the beautiful town of Moffat, a former burgh in Dumfries & Galloway surrounded by endless miles of stunning countryside. The town itself has everything you need from a variety of shops, bars, restaurants to golf courses and parks.

Nestled in the heart of Southern Scotland, Moffat is a vibrant, bustling town offering the warmest of Scottish welcomes. Moffat lies just 3 minutes from the A74(M) making it a great place to visit and the perfect base for your trip around Dumfries and Galloway and the Scottish Borders, a beautiful and unspoiled part of Scotland.

Moffat is an attractive town, a coaching stop and a conservation area with a rich heritage and history and a thriving cultural and creative scene. While you're here, you'll want to call into the newly refurbished Moffat Museum and find out more about the fascinating story of our town. We've got theatres, art galleries and shops galore. Moffat has a thriving music scene and a whole host of fun events throughout the year, from the Classic Car Rally to Gala Week, the south of Scotland Tennis Championship and the creepy Hallow Window Walk. Whether you drop by for the speciality shops, the award-winning cuisine of our great cafes and hotels, to walk or ride around our stunning scenery, or for a trip around Station Park, you'll find you're better for being here.





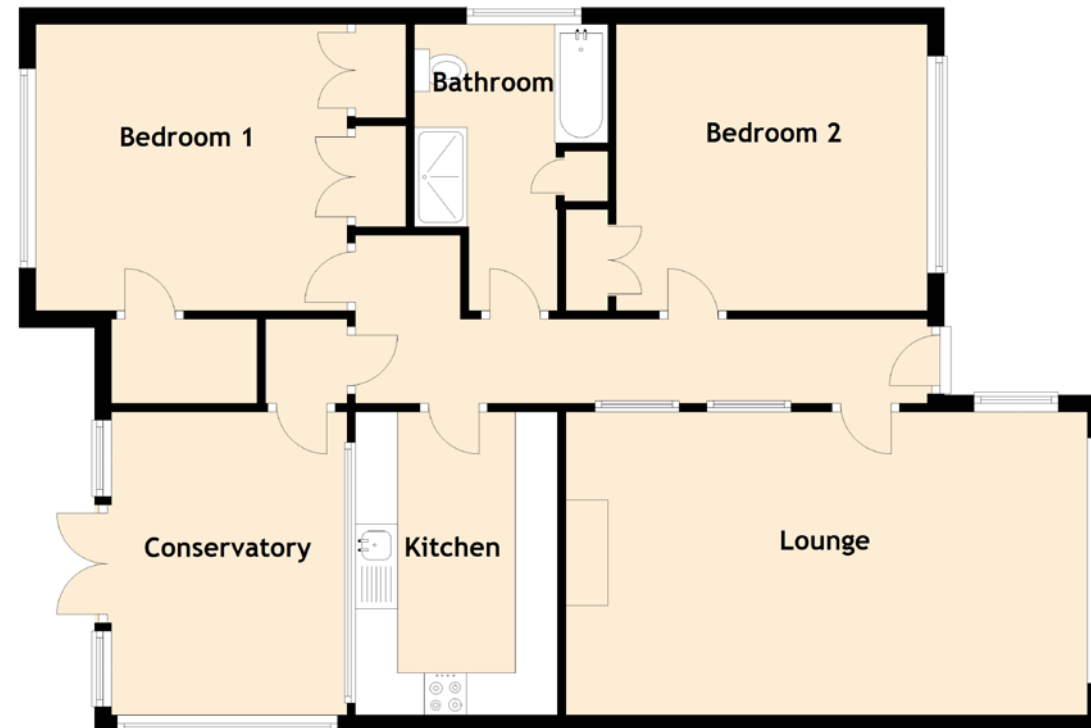
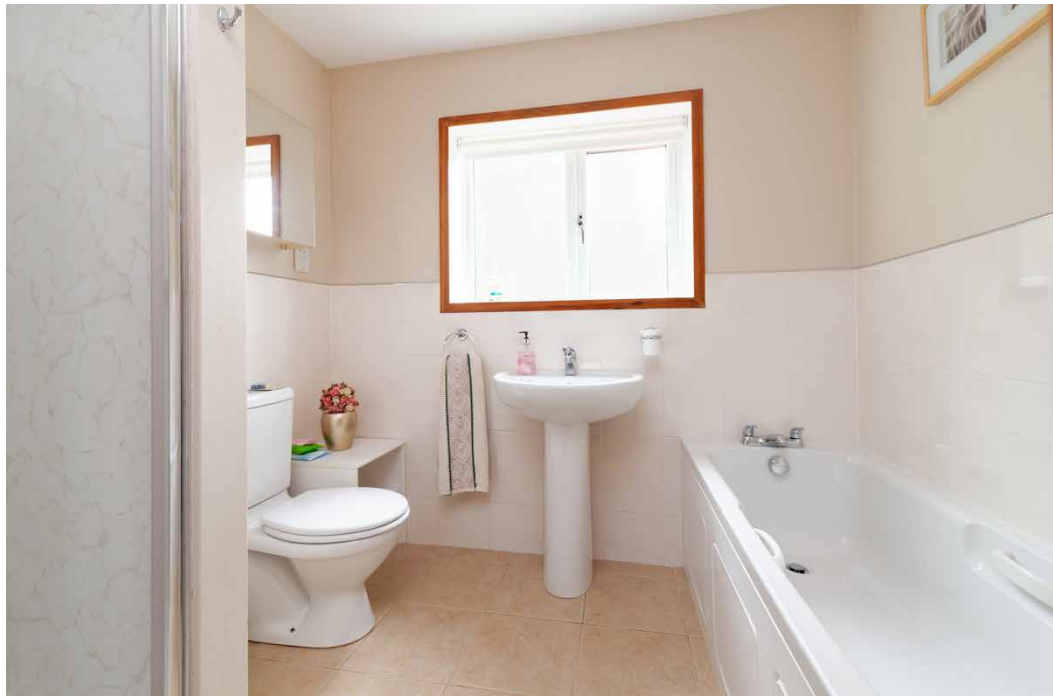
STRONTIAN

McEwan Fraser Legal is delighted to present this two-bed detached bungalow. The property is in walk-in condition and a blank canvas for the new owner. This Bungalow showcases excellent views of the surrounding town and countryside and sits within beautiful grounds. Internally the property comprises of:

- A fully equipped kitchen which is modern and spacious with a range of wall and floor mounted units with space for appliances
- Spacious living area with generous natural light to the front of the property and a conservatory to the rear to take in the garden
- Two double bedrooms which have their own storage
- Large bathroom boasting a four-piece suite
- Throughout the property is spacious with a range of storage solutions and scope to extend if required

Externally, as previously mentioned this home is nestled within beautiful and unique gardens which are large. Ideal for the green thumb and also ideal for those who may wish to extend the accommodations. There is a carport/driveway at the rear also.





Approximate Dimensions
(Taken from the widest point)

Lounge	6.20m (20'4") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Conservatory	3.60m (11'10") x 2.80m (9'2")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")
Bedroom 2	3.70m (12'2") x 3.40m (11'2")
Bathroom	2.30m (7'7") x 2.10m (6'11")

Gross internal floor area (m²): 85m²

EPC Rating: C

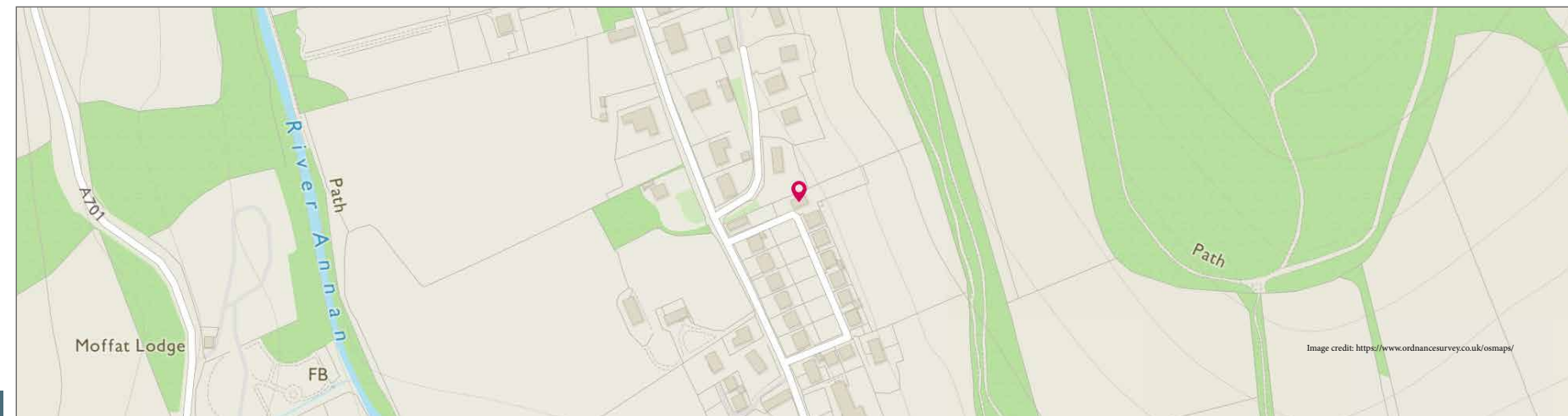


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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