



  
**McEwan Fraser Legal**

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**1 Mearsdale Park**

MOFFAT, DUMFRIES AND GALLOWAY, DG10 9HZ



# MEARSDALE PARK

MOFFAT, DUMFRIES AND GALLOWAY



Mearsdale Park is one of the primary residential locations within the desirable location of 'Moffat', that features some of the most individual, eye-catching properties in the immediate vicinity. This is a very adaptable four-bedroom, semi-detached villa that has been designed to make the most of its unspoiled, rural location. Displaying a stunning sandstone frontage, the house offers some beautiful design features from a bygone era and offers flexible and versatile accommodation, formed over a two-

storey layout. In essence, the front of the property belies the spacious accommodation internally. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family.

The property requires a level of re-decoration, modernisation and upgrading, but has been competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design

this home to their own personal taste and style and add immediate value.

The subjects are entered via a bright hallway, with a staircase leading to the first floor. The central 'hub' of the home is the immediately impressive 'dual-aspect' lounge, which has a range of furniture configurations, with a feature fireplace and picture windows to the front and side offering views over the surrounding area. Access can be gained from

here to bedroom four, which would be ideal for an elderly relative or a teenager requiring a level of independence. It further benefits from an open-plan wet-room. The separate dining room has ample space for a table and chairs for more formal dining with friends and family. A useful shower-room is located off this zone. The kitchen has been fitted to include a range of floor and wall mounted units, with work surface providing an efficient workspace. It further benefits from space for a freestanding

cooker, dishwasher and an upright fridge/freezer.

There are three, well-proportioned bedrooms on the first floor. The Master benefits from a range of fitted wardrobes and all have ample space for additional free-standing furniture if required. The third bedroom could be used as anything you want it to be – a hobby room or a permanent bedroom. A family bathroom suite completes the accommodation on this level.

The property also benefits from gas central heating for additional comfort.

Externally, there is a virtually maintenance-free front garden and driveway. The fully enclosed and private rear garden will certainly appeal to the family buyer, which is the perfect spot for a lazy summer's day! Access can be gained from here to the flexible out-house and might suit those who require live/work arrangements.

# FLOOR PLAN DIMENSIONS LOCATION

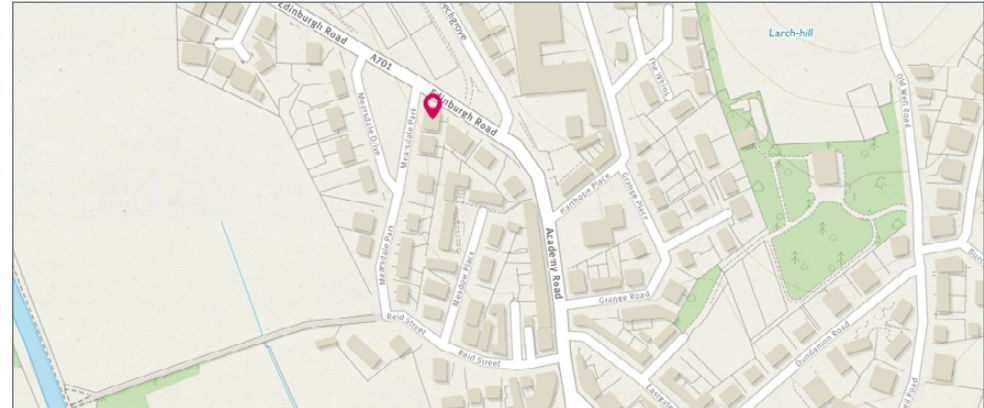


Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.30m (14'1")	Bathroom	2.90m (9'6") x 2.20m (7'3")
Dining Room	4.40m (14'5") x 3.80m (12'6")	Shower Room	2.50m (8'2") x 1.80m (5'11")
Kitchen	3.40m (11'2") x 2.60m (8'6")	Storage	3.10m (10'2") x 2.70m (8'10")
Bedroom 1	4.30m (14'1") x 4.30m (14'1")		
Bedroom 2	4.10m (13'5") x 4.00m (13'1")		
Bedroom 3	2.40m (7'10") x 2.40m (7'10")		
Bedroom 4	4.80m (15'9") x 2.70m (8'10")		

Gross internal floor area (m<sup>2</sup>): 127m<sup>2</sup>

EPC Rating: E



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