

2 Chapelview Cottages

BUCCLEUCH STREET, MOFFAT, DUMFRIES AND GALLOWAY, DG10 9HA



Utterly charming traditional two-bed, mid-terraced cottage, nestled in the tranquil location of Moffat, secure, private garden space with garage



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Beautifully nestled in a peaceful, family-friendly area, this substantial four-bedroom detached home offers the perfect blend of space and comfort. The property offers a unique opportunity for the lower level to be utilised as a granny flat area, which could be completely self-contained, thereby offering a unique multi-generational home for live-in grandparents. Equally, it could be ideal for a young adult seeking their own space as a first stage of independence. It could even offer an amazing family leisure suite, you decide.

THE LOUNGE



The accommodation comprises a bright and welcoming lounge, which, given its shape, would suit a range of furniture configurations. The space can easily accommodate a dining table. The focal point of the room is the feature fireplace, perfect for cosy nights in, whilst by day, the natural light flooding into the room helps create a very appealing space to relax in. The kitchen is perfect for the home, finished in a range of light-oak shaker units. Appliances include an electric oven and gas hob, with space for the washing machine and fridge. Freestanding appliances and furniture may be available by separate negotiation.

THE KITCHEN



THE BATHROOM



The bathroom contains a toilet, sink and a standalone mains-fed shower enclosure. There are two good-sized bedrooms in this lovely home, both with ample space for free-standing furniture and a bright and pleasing atmosphere. The home is kept warm and comfortable, with double glazing and gas central heating.



BEDROOM 1



BEDROOM 2



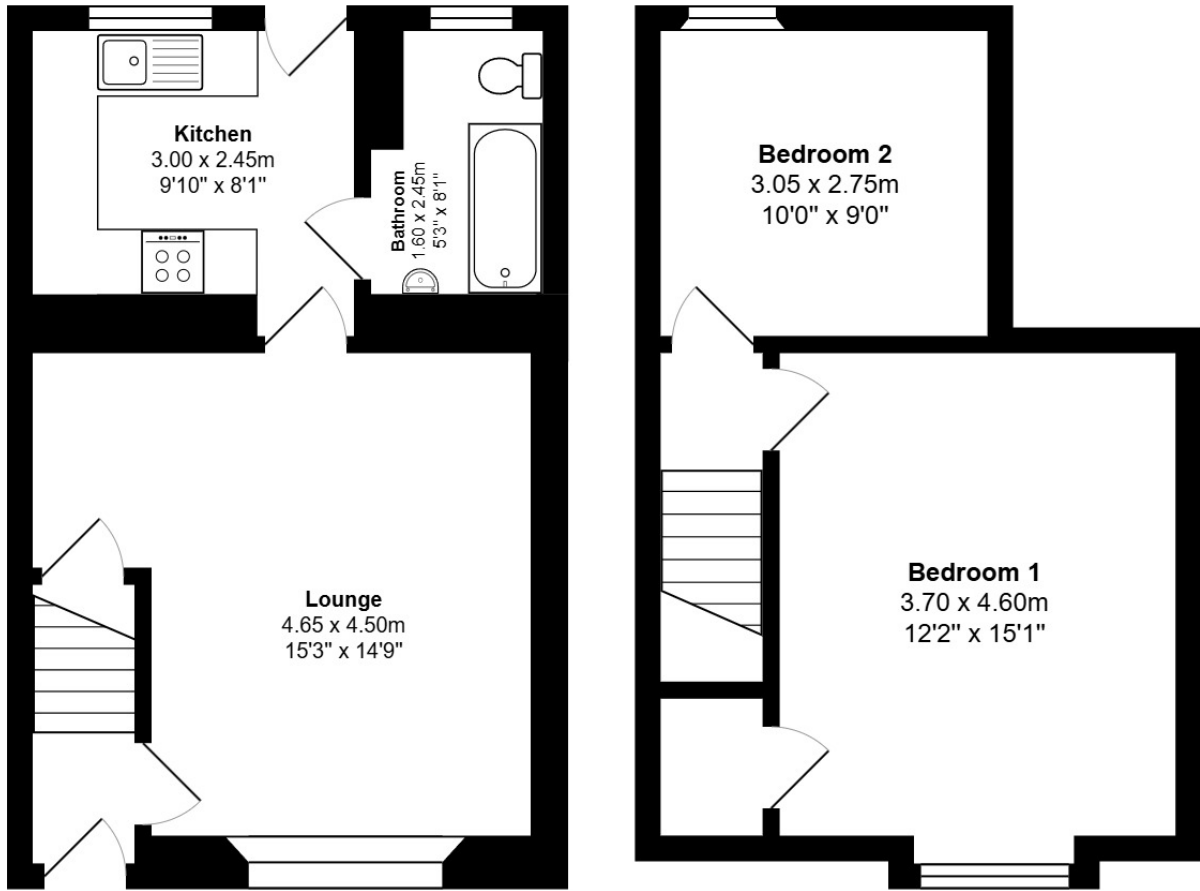
There's a small rear garden space, along with a large garden across the road to the front aspect. The large garden contains a garage, a shed, and even a stream. On sunnier days, it is a great space to relax, unwind, and enjoy a barbecue. There's ample cupboard storage throughout the property to keep everything neat and clutter-free at all times.

This great home is sure to make an ideal buy for many buyers. Early viewing is strongly advised for anyone seeking a charming home in a great location, with all the hard work already done.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 57m² | EPC Rating: D



THE LOCATION

2 Chapelview Cottages is set in the beautiful Scottish town of Moffat (Scottish Gaelic: Am Magh Fada, "The Long Plain"). With a population of approximately 2500 people, it offers a quality and slower pace of life that most people can only dream of. The town has good amenities and is a popular tourist attraction throughout the year.





The property is set amidst stunning natural beauty all around the town, and yet within only 2 miles of the M74. Glasgow Airport is attainable in less than an hour by car. There is an express bus service that runs hourly to Glasgow city centre, and the mainline train station in Lockerbie (12 miles) has free parking and direct routes to Glasgow/Edinburgh/Carlisle/Manchester, and London.

Pre-school, primary and secondary education is available at the town's Moffat Academy. There is also a great range of sports and leisure activities available, including fishing, bowling, golf and rugby clubs.



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