

1 Mearsdale Park

MOFFAT, DUMFRIES AND GALLOWAY, DG10 9HZ



A BEAUTIFUL TRADITIONAL FOUR-BED, SEMI-DETACHED LATE-VICTORIAN HOME



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We are delighted to bring to the market this beautiful traditional sandstone, late-Victorian four-bed semi-detached period home. Set in a quiet and convenient suburb, only five minutes walk from the vibrant shops and cafe's, within the ever-popular town of Moffat, This beautiful period home, has stood here since the 1880's, and has been lovingly upgraded to an excellent standard, ensuring the new owners can enjoy it, right from the minute they move in.

The accommodation comprises a bright and very spacious lounge, which given its shape would suit a range of furniture configurations. The focal point of the room is the feature fireplace, perfect for cosy nights in, and the natural light flooding into the room from the twin-aspect windows, helps create a very appealing space to relax in.





The modern kitchen-diner is a great size and perfect for the home, finished in a beautiful range of shaker units, in a contemporary pastel tone. Appliances include an electric oven and hob, with space for an American-style fridge freezer. The breakfast bar is a great place to dine or just to sit and enjoy a coffee and a good book. The washing machine and tumble drier are neatly contained within the handy utility/laundry area, which also provides an extra downstairs WC. Freestanding appliances may be available by separate negotiation.

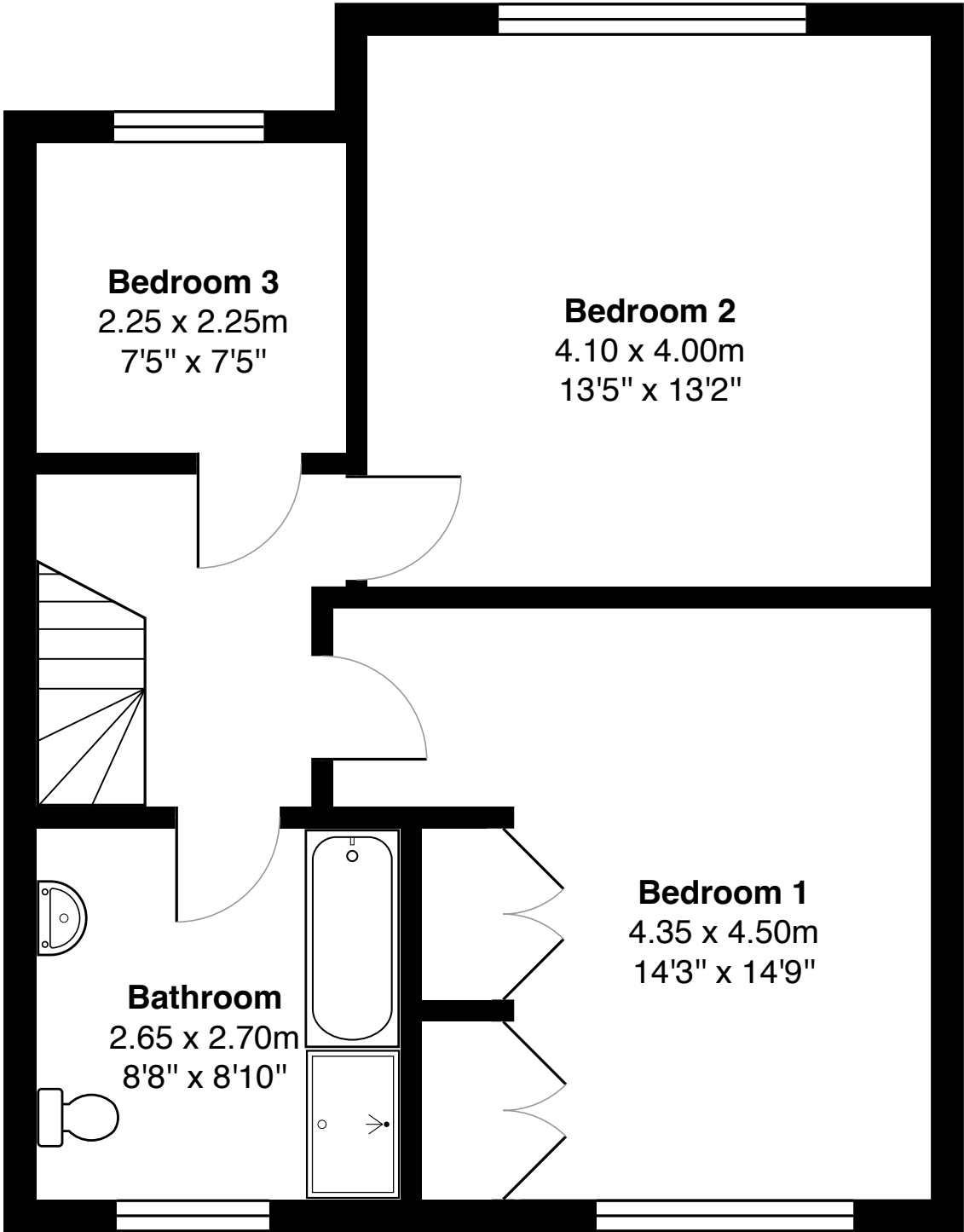
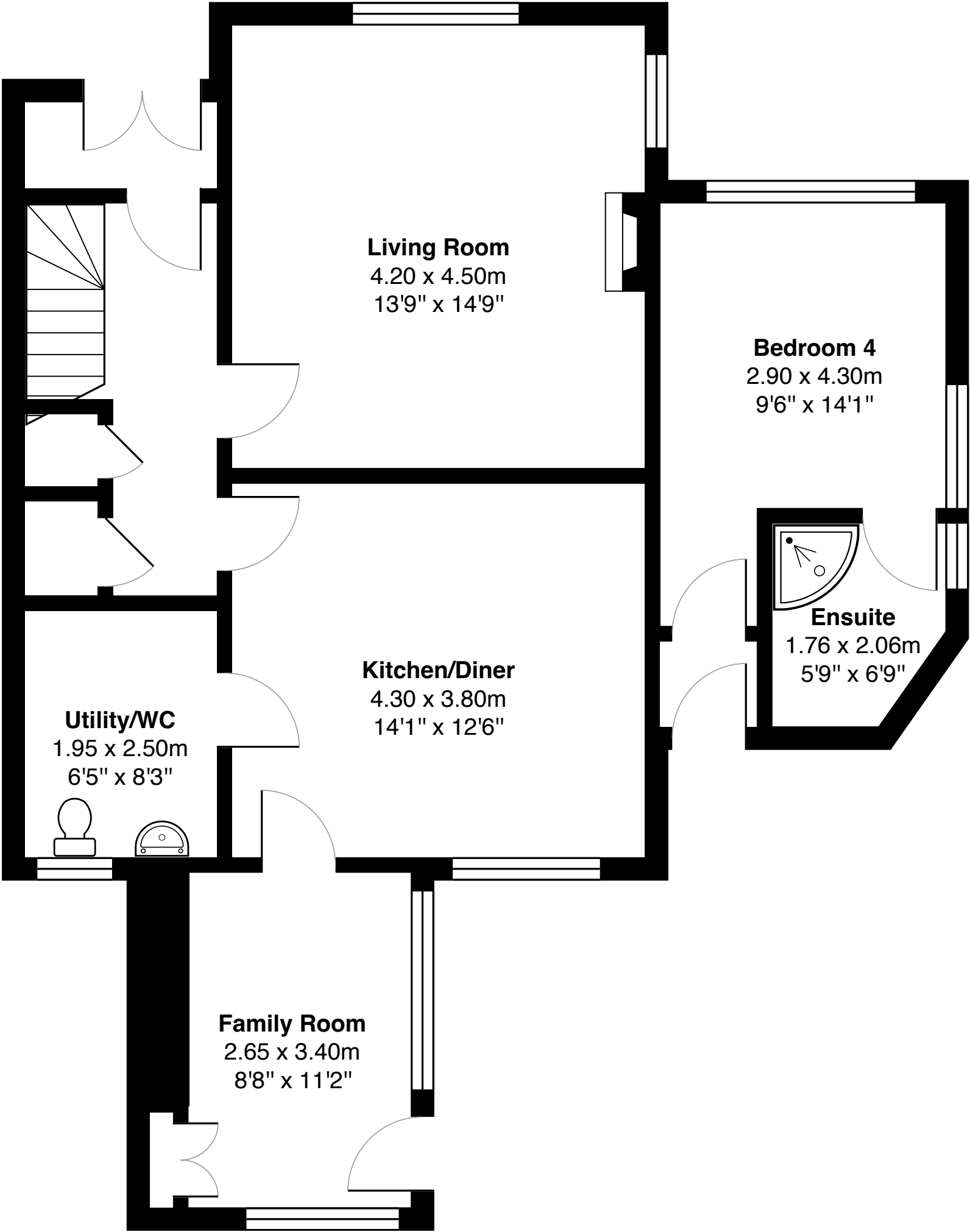


The ground floor also benefits from a snug/family room extension, and a superb one-bedroom granny annex/holiday let, which currently provides excellent extra income and could be used for a plethora of other uses.



In total there are four good-sized bedrooms in this lovely home, all with ample space for free-standing furniture and a bright and pleasing atmosphere. The beautiful family bathroom is tiled and contains a toilet, sink and bath, with a separate large shower enclosure. The home is kept warm and comfortable, with heritage style double glazing, offering a period-correct look, with the advantage of excellent draught exclusion and heat retention qualities. The property also benefits from gas central heating.





Gross internal floor area (m²): 132m²
EPC Rating: D



The rear garden is private and contains a shed, on sunnier days it's 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. Off-street parking and outside patio/seating areas, add extra outdoor appeal to the home.



This great home is sure to make an ideal buy for many buyers, a couple or a family. It contains a unique blend of beautiful Victorian styling, along with modern comfort and convenience. The option of holiday let accomodation, where people can book online and eat in the nearby restaurants and cafe's, just takes it to another level of sophistication, and adds easy extra income if required. Equally, it could make a great granny annex or man cave. Early viewing is strongly advised to anyone seeking a unique home, in an utterly charming location, with all the hard work already done.



"1 Mearsdale Park" 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 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 from 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 towns Moffat Academy. There is also a great range of sports and leisure activities available including, fishing, bowling, golf and rugby clubs.

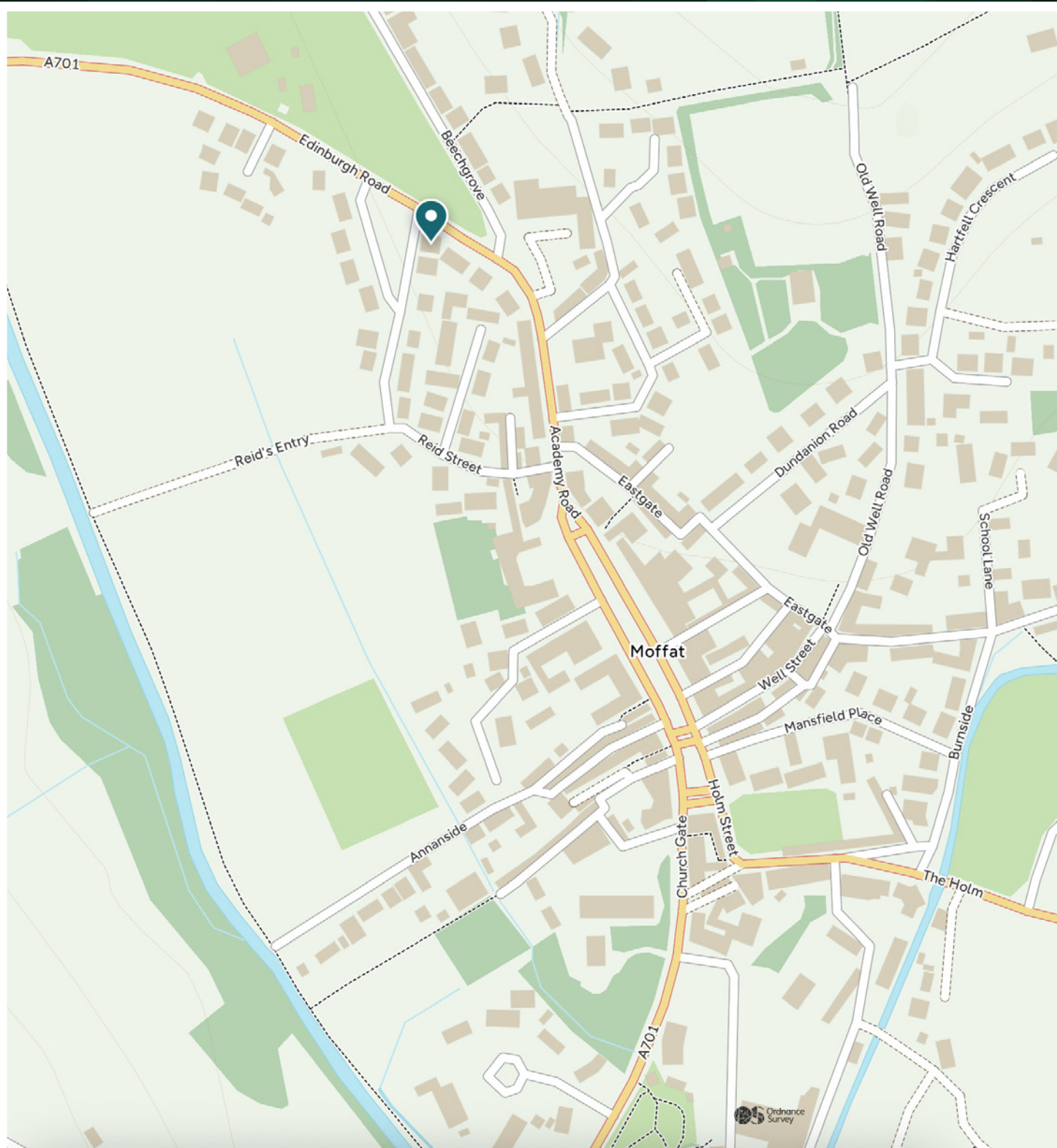


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