

# **Brazenall & Orr**

## ***Solicitors & Notaries***

**104 Irish Street, Dumfries, DG1 2PB**

**Tel: (01387) 255695**

**Fax: (01387) 252036**



**6 CRAIGIELANDS VILLAGE, BEATTOCK  
PARK, BEATTOCK, MOFFAT, DG10 9QZ**

**OFFERS OVER £110,000**

**EPC – F**

**6 CRAIGIELANDS VILLAGE, BEATTOCK PARK, BEATTOCK, MOFFAT,**  
**DG10 9QZ**

TERRACED COTTAGE situated in the heart of the village of Beattock. The accommodation is deceptively spacious and comprises:- Entrance Hall, Living Room with multi-fuel burner, Kitchen, Two Bedrooms and Bathroom on the ground floor and Two Attic Rooms. Double glazing. Garden area to the rear with views towards the surrounding hills.

Beattock is a quiet village with its own Primary School, Village Hall and Pub. Secondary schooling to Sixth Year Standard is available in the picturesque tourist town of Moffat (1.5 miles) where there is also a wide range of shops and hotels. The village is a short drive from the A74 Motorway giving excellent links to Glasgow and Edinburgh to the north (approximately 1 hour drive) and Carlisle to the south (approximately 45 minutes' drive). There are a wide range of activities available in the surrounding area including golf, fishing, tennis, horse riding and shooting.

**Accommodation comprises:**

- Hall** Tiled floor. Two ceiling light fittings. Understairs cupboard. Coat hooks. Air source heat pump system outlet.
- Living Room** **4.54m x 3.57m (14'10" x 11'08") or thereby.** Access from Hall. Window to the front. Wooden floor. Multi-fuel burner. Ceiling light fitting. Air source heat pump system outlet.





### **Kitchen**

**4.25m x 3.73m (13'11" x 12'03") or thereby.** Access from Living Room. Window to the rear. Fitted wall and base units. Large Range cooker with gas rings, served by calor gas, and electric ovens. Sink with 1½ bowls and mixer tap. Plumbing for automatic washing machine. Ample space for table and chairs. Fluorescent ceiling light. Patterned glazed door leading to rear garden.



### **Bedroom 1**

**4.43m x 3.29m (14'06" x 10'09") or thereby.** Window to the front. Carpet. Ceiling light fitting. Small recessed cupboard.



**Bedroom 2**

**3.22m x 2.47m (10'6" x 8'0") or thereby.** Window to the rear. Carpet. Ceiling light fitting.

**Bathroom**

Three piece white suite comprising bath with electric shower over, pedestal wash hand basin and WC. Patterned double glazed window to the rear. Linoleum tiled floor. Ceiling light fitting. Wall mounted electric down heater. Heated towel rail. Airing cupboard.





**Attic Room 1**

**4.09m x 3.73m (13'05" x 12'03") or thereby.** Window to the front. Carpet. Ceiling light fitting. Coomb ceilings.



**Attic Room 2**

**4.09m x 3.19m (13'05" x 10'05") or thereby.** Window to the front. Carpet. Ceiling light fitting. Coomb ceilings.



**Outside**

Workshop with power and light. Garden Shed. Views towards surrounding hills to the rear.



**Viewing**

Strictly by appointment by contacting the Selling Agents, Messrs Brazenall & Orr, Solicitors, 104 Irish Street, Dumfries on 01387 255695.

**Offers**

Offers Over £110,000 are invited.

**Home Report**

A Home Report is available for this property. Prospective purchasers should contact Brazenall & Orr Property Department for details of how to obtain a copy.

**EPC**

Energy Performance Rating = F

**Note:**

Prospective purchasers should note that only parties who have noted interest through their Solicitor will be notified should a Closing Date be fixed.

**Note:**

These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer.

Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars have been tested by the Selling Agents.

A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.