



## 3 Dickson Street, Moffat, Dumfries and Galloway, DG10 9DJ

Light & Beautifully Presented, Two Bedroom, Mid-Terrace Home

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# Property Description

Light and beautifully presented, two-bedroom, period stone-built mid-terrace home, set off-street, on a quiet pedestrian lane. Located in the heart of the vibrant and historic centre of the charming town of Moffat, Dumfries and Galloway.

Comprises an entrance hall, living room, dining/kitchen, utility room, two double bedrooms, and a bathroom.

Highlights include a quality fitted kitchen with integrated appliances, contemporary flooring and a stylish bathroom.

Tastefully finished and ready to move in, there is gas central heating, sash and case windows, and excellent storage including a loft space.

A welcoming entrance hall affords access to the ground floor, including a convenient deep built-in store cupboard, and the carpeted stairs leading to the upper hall. A tastefully finished lounge includes a feature wall with a wall-mount TV point, a fireplace surround, plain coving and a ceiling rose with a pendant light fitting. Set on the other side, a stylish open-plan dining room and kitchen features a pendant light fitting over the dining area, a spotlight fitting over the kitchen, and plain coving. Modern fitted units include wood effect worktops, a tiled surround and a sink with a drainer, with integrated appliances including an induction hob, an eye-level oven and microwave, and a fridge/freezer. Set off the kitchen with a rear-facing window, a flexible utility/store room also features wood effect worktops and offers space for freestanding white goods.

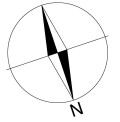
On the first floor, two equally generous double bedrooms are well-finished with carpeted flooring, pendant light fittings, wardrobe recesses across the back walls, and can easily accommodate further freestanding storage. Completing the accommodation, set off the stairway, the bathroom is finished with a contemporary suite, including a shower over the bath, a skylight window, tiled flooring and splash walls.



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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)

Bathroom  
5'8 x 4'10  
1.72 x 1.48m



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Moffat is a vibrant and bustling town, nestled in the heart of Southern Scotland, approximately 20 miles from Dumfries. There are all the amenities expected of a large town, including numerous local and specialist shops, cafes, bars, restaurants and takeaways, as well as its own primary and secondary schools. A wider range of shopping, recreational and leisure amenities are available at nearby Lockerbie and Dumfries. Set amongst the Dumfries and Galloway countryside on the banks

the River Annan, Moffat is an idyllic rural location, offering outdoor recreational pursuits including countryside walks, cycling, a golf course, tennis courts, as well as arts and entertainment. Well placed, lying less than a mile from the A74(M), for swift travel throughout; whilst Lockerbie offers the West Coast line from London to Edinburgh or Glasgow, just 16 miles south, with regular bus services available from both Moffat and surrounding areas.





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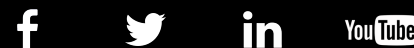
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Estate Agents and Solicitors



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