

Annan

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Offers Over £85,000

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**27 Mosspark Crescent,
Dumfries, DG1 4PQ**



Lovely, neutral, bright and spacious ground floor flat in sought after location on the outskirts of Dumfries but within walking distance of local amenities. The property also benefits from a private garden and parking. Dumfries town centre is only a short drive away and the property is located on a bus route for larger amenities, leisure facilities and hospitality. This is an excellent first-time buyer, retirement or investment property and viewing is completely recommended to see what this property has to offer.

Features

- Walk in and well maintained condition
- Spacious and bright ground floor flat
- Two double bedrooms, wet room and plenty of storage
- Residents car parking to rear
- Attractively laid out private and ease of maintenance garden
- Easy distance of local amenities

Accommodation

Ground floor flat with private access to both front and rear.

Accommodation comprises living room and dining area, kitchen, two double bedrooms, wet room and storage.

Outside

Ease of maintenance private garden.

Residents parking area accessed via Mosspark Way in which the flat has its own private car parking space.

27 Mosspark Crescent, Dumfries

Approximate Gross Internal Area = 58.9 sq m / 634 sq ft

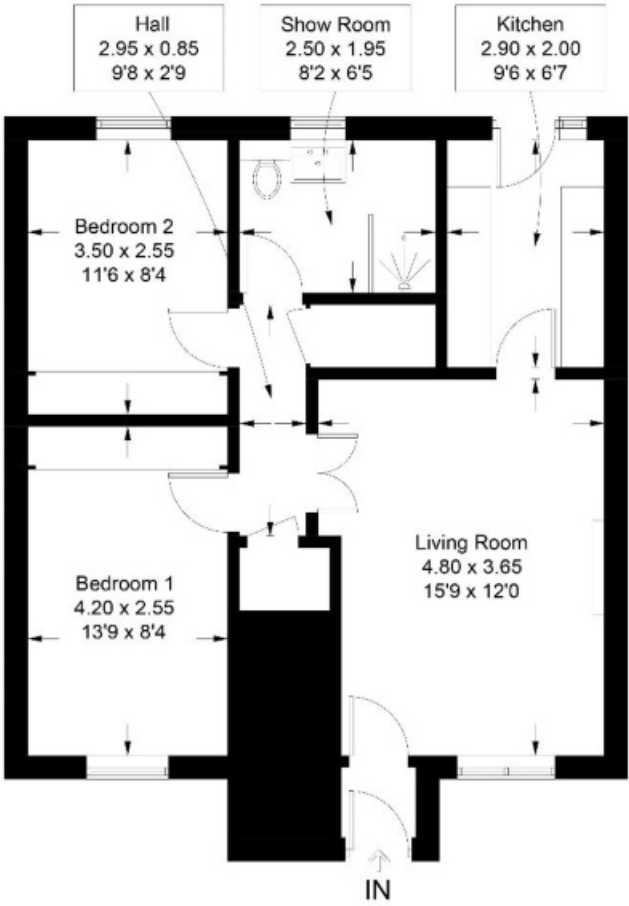


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190051)

Situation
DUMFRIES

This bustling town of Dumfries is set along the banks of the River Nith and is the largest town in South West Scotland. Dumfries has been a Royal Burgh since 1186. Dumfries is perhaps most well known for its many associations with Robert Burns, who lived here in the 1790s. The Robert Burns Centre is situated in an 18th century watermill and tells the story of Burns' last years in the town. The town was also home to J M Barrie for 5 years, the playwright best known for his work Peter Pan. Barrie played with friends at the Georgian house Moat Brae, which was restored and opened as a visitor attraction. It is now the National Centre for Children's Literature and Storytelling.

Dumfries has a wide variety of shops, large retail units, restaurants and places to stay, leisure facilities and commuter links making it a favourite of visitors to this part of Scotland. There is a university and college campus just on the outskirts of the town. A75 gives access to DGRI hospital as well as further destinations north and south.

CASTLE DOUGLAS

Castle Douglas is a bustling market town, designated as Dumfries and Galloway's Food Town due to the number of independent food and drink producers in the area. A popular tourist destination, the town has supermarkets regular farmer's markets and shows, modern health centre, primary and secondary schools. There are a number of independent retailers including award winning butcher shops and gift shops. There are an array cafes, restaurants and bars throughout the town.

LOCKERBIE

Lockerbie is a good-sized town 75 miles from Glasgow and 16 miles from the Scotland/England Border. It is a popular place to live and has a variety of local shops and has a supermarket. Lockerbie boasts the oldest ice rink in the UK and hosts curling events. It has Primary School and Secondary School, Town Hall, Library and Doctor's Surgery, Vets, Police Station. There are also a number of hospitality venues including hotels, cafes and takeaways and local pubs. Lockerbie has the main road and rail routes between Glasgow, Edinburgh and Carlisle. In the surrounding area of Lockerbie there are great places of historical interest and plenty of outdoor leisure facilities.

SOUTH WEST SCOTLAND

The South West of Scotland is well-known as having attractive unspoilt countryside and coastal areas. There are outdoor walking and leisure opportunities and cycle routes such as Seven Stanes mountain bike routes in Dalbeattie and New Galloway Forest. There are varied sporting opportunities such as shooting as well as trout and salmon fishing on the regions numerous lochs and rivers. There are a number

of golf courses including a championship course at Southernness and several other courses in the surrounding areas. Water sports and activities are available at Loch Ken. The Solway coast stretches along a good area and coastal walks are a plenty with some lovely small popular villages for those sunny days along with the beach at Sandyhills or smaller beach at Rockcliffe. The National Trust for Scotland has a wonderful garden, house and tea room at Threave Estate. There is so much to see and do and stop buy local farm shops for great local produce. There is a mainline railway station in Dumfries and Lockerbie, providing excellent links to both the north and south.

Fixtures and Fittings
All floor coverings, light fittings and blinds.

Services
Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Ideal logic boiler.

Domestic hot water is provided by the central heating boiler, on demand. As the boiler is of a combi design, no additional water storage tanks are required in the property.

EPC
C

Council Tax
B

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Annan

Call 01461 202

866/867

27 Bank Street, Annan,
Dumfries & Galloway, DG12 6AU
Phone: 01461 202 866/867
Email: Annan@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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