



Roughlake, Wamphray, Moffat, DG10 9NG

Offers Over £275,000



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- Detached three bedroom bungalow
- Attached single garage
- Large garden and paddocks
- Two stables
- Conservatory entrance
- Oil central heating

Roughlake is a substantial detached family home in a lovely semi-rural location, situated between Lockerbie and Moffat. Although ready for some modernisation, the property is in good order throughout, with bright, generous and flexible accommodation, an attached single garage, stables, a good sized garden, two paddocks, and open views.

Council Tax band: D

Tenure: Heritable (Scottish equivalent of Freehold) Title

EPC Energy Efficiency Rating: F



The Accommodation

The accommodation comprises of a generous hallway, two sitting rooms, kitchen, conservatory, three bedrooms and a family bathroom.

The front door opens into a large and welcoming conservatory. The hallway gives access to all the accommodation. The kitchen offers a good range of fitted units, an electric oven and hob and space for appliances. There is ample room and windows at the side to allow plenty of natural light in. The oil fired boiler is found in the kitchen.

The front sitting room is of generous proportions with dual aspect windows and an open fire. The second sitting room includes a modern wood burning stove and a single door out into the garden.

All bedrooms enjoy an abundance of light. The principal bedroom has an array of fitted wardrobes and a large window. The second bedroom is a generous double bedroom with a large radiator. The third bedroom is a double room, which was converted from a former outhouse.

The family bathroom is a wet room with an electric shower, WC and wash hand basin. There is also a heated towel rail, waterproof wall paneling and a window to the rear.

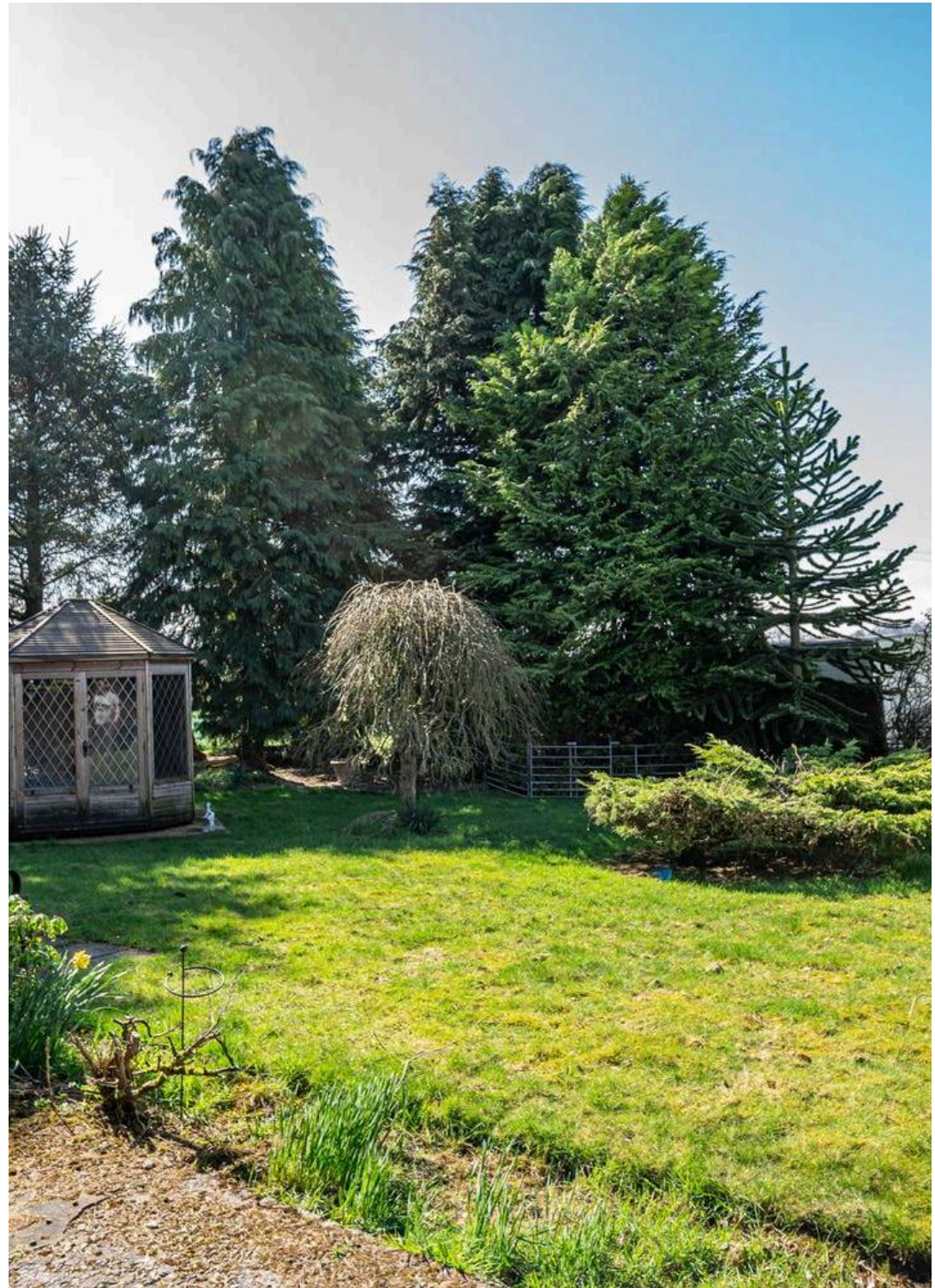


Outside

The property is approached via a generous gravel driveway, providing ample parking and turning. There is an attached single garage. The oil tank is housed to the rear of the property.

The garden is a good size and is bordered by fencing and hedges, ensuring a good level of privacy. Lovely views of the surrounding countryside can be enjoyed. The garden is predominantly laid to lawn, ideal for outdoor entertaining.

There are two small paddocks and a two stall stable block constructed of concrete blocks with a tin roof covering.



Situation

Newton Wamphray is a village situated in the parish of Wamphray, within Dumfries and Galloway in southwest Scotland. Located approximately 9 miles southeast of Moffat and 10 miles north of Lockerbie, it lies near the A74(M) motorway, making it accessible from both Glasgow and Carlisle. Moffat's High Street is lined with unique shops and boasts a range of artisan shops.

The closest operational railway station is in Lockerbie, approximately 10 miles south of Wamphray. Lockerbie Station lies on the West Coast Main Line, offering regular services to Glasgow, Edinburgh, and London. Despite its rural location, Wamphray has a frequent bus service to Lockerbie & Moffat.

Local children typically attend schools in nearby towns. The closest primary and secondary schools to Wamphray are:

- **Johnstonebridge School:** Approximately 2 miles away.
- **Applegarth School:** Approximately 4.5 miles away.
- **Beattock School:** Approximately 4.9 miles away.
- **Nethermill School:** Approximately 6.1 miles away.
- **Moffat Academy:** Approximately 6.3 miles away; this is an all-through school serving both primary and secondary students.

What 3 Words

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GROSS INTERNAL AREA
 FLOOR 1: 1415 sq ft, 131.43 m²
 EXCLUDED AREA; COVERED PORCH: 121 sq ft, 11.26 m²
 TOTAL: 1415 sq ft, 131.43 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

ROUGH LAKE SALE PLAN



General Remarks & Stipulations

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: F

Broadband: Fibre broadband is connected to the property and there is good mobile coverage available.

Services: Roughlake is serviced by mains water supply, mains electricity, septic tank drainage and oil fired central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band D.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.