



1 Mosside, Carronbridge, DG3 5BA

Offers Over £125,000





# 1 Mosside, Carronbridge, DG3 5BA

- Spacious, two bedroom semi-detached home
- Generous living room with open fire
- Ground floor bedroom/dining room
- Oil central heating
- Front and side gardens with lovely views of the countryside behind
- Off-street parking with scope to create further parking
- Brick outbuildings
- Ideal first time buyer or investment opportunity
- Convenient location with excellent transport links to Thornhill and Dumfries

Two bedroom, semi-detached property with off-street parking, front and side gardens and rear outbuilding/store situated in the pleasant village of Carronbridge.

**Council Tax Band:** B

**Tenure:** The Heritable (Scottish equivalent of Freehold) title

**EPC Energy Efficiency Rating:** D



1 Mosside is a charming two bedroom semi-detached house nestled in the lovely village of Carronbridge within 2 miles of a wide range of local amenities in Thornhill, in the heart of the Buccleuch Estate. This property is ideally suited for couples, retirees or first time buyers and viewings are highly recommend to appreciate what this property has to offer.

### **The Accommodation**

Entry to this property is from the side of the house. The entrance hall provides access to the living room and stairs to first floor. The kitchen, with vinyl flooring is complete with good quality wall and floor white cabinets and there is additional space underneath the worktops for white goods. The boiler is located in a cupboard in the kitchen. The living room enjoys pleasant views of the front garden and woodland opposite and is complete with open fire, providing a great space for entertaining. There is also a useful cupboard located under the stairs. A double bedroom lies off the living room which could also be used for dining or as an office space.

Upstairs there is a large double bedroom at the front and the family bathroom is situated at the rear of the property benefitting from a bath with electric shower over, white hand basin and w.c.





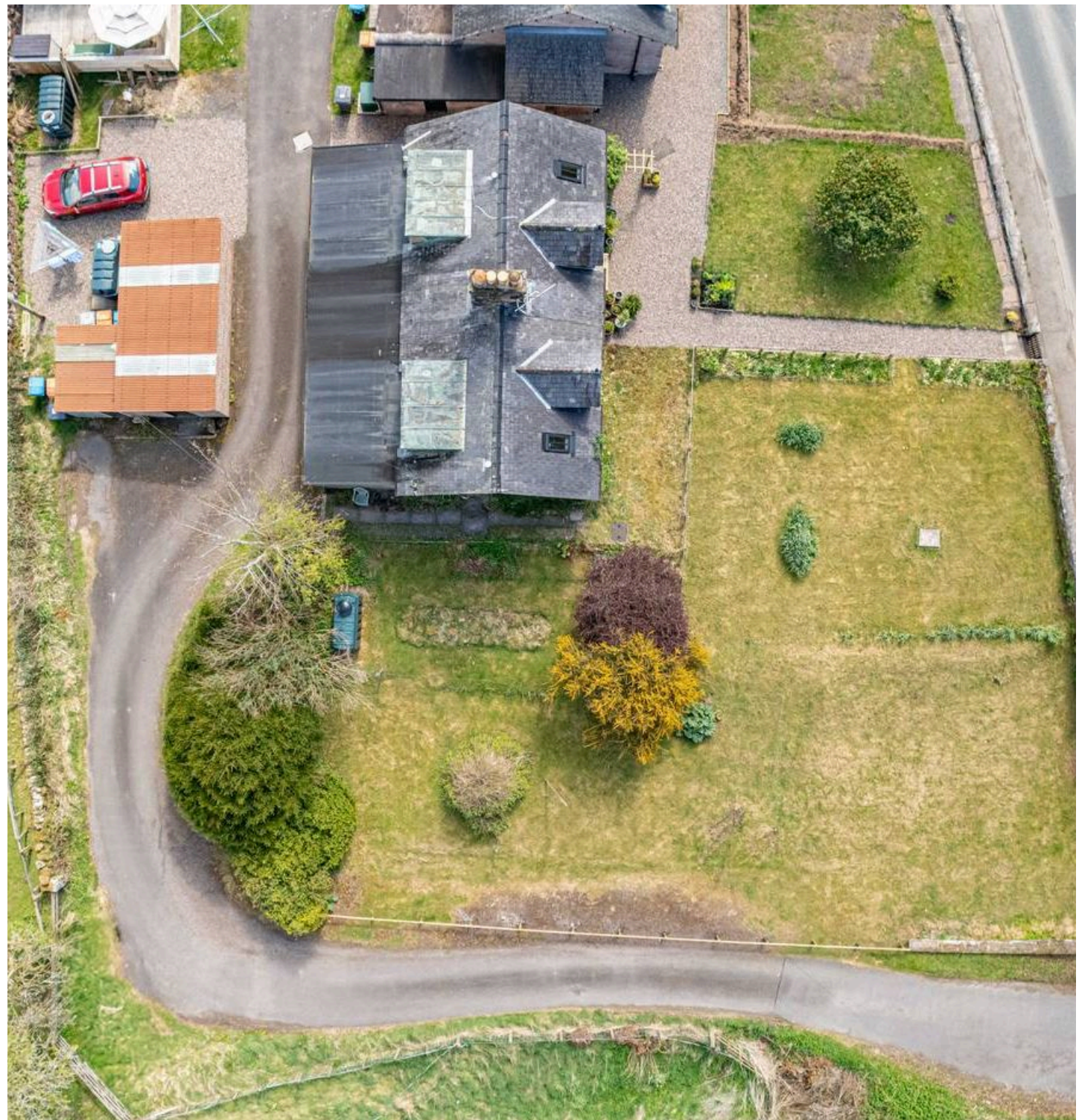
The property benefits from oil central heating and off-street parking at the rear of the house, mainly in front of the outbuildings. Due to the size of the gardens at the front and side there is great potential to create further off-street parking. At the rear of the property there is a brick outbuilding/wood store used for storage and a timber lean-to on the end for additional storage. A shared lane from the main road provides a vehicular right of access to the rear of the property and a shared path with No.2 from the main road with pedestrian access.

### **Situation**

1 Mosside is situated on the edge of Carronbridge which benefits from a well equipped village hall with wider services. Thornhill provides good local services in a picturesque village, Boutique Shops, Hotels, Library, Bank, Cafes, Pubs, Foods Stores, Health Centre, small Hospital, a Pharmacy and a Golf Course can all be found here. Thornhill is served by several bus services to Ayr, Dumfries, Glasgow and Edinburgh beyond. One of the key attractions of the village to prospective residents is the Wallace Academy Primary and Secondary School which is rated as one of the best State Schools in Southern Scotland. Dumfries and Galloway is one of the genuinely rural areas of Scotland and therefore provides a quality of life that is becoming increasingly rare.

### **What3words**

///uniforms.regrowth.channel









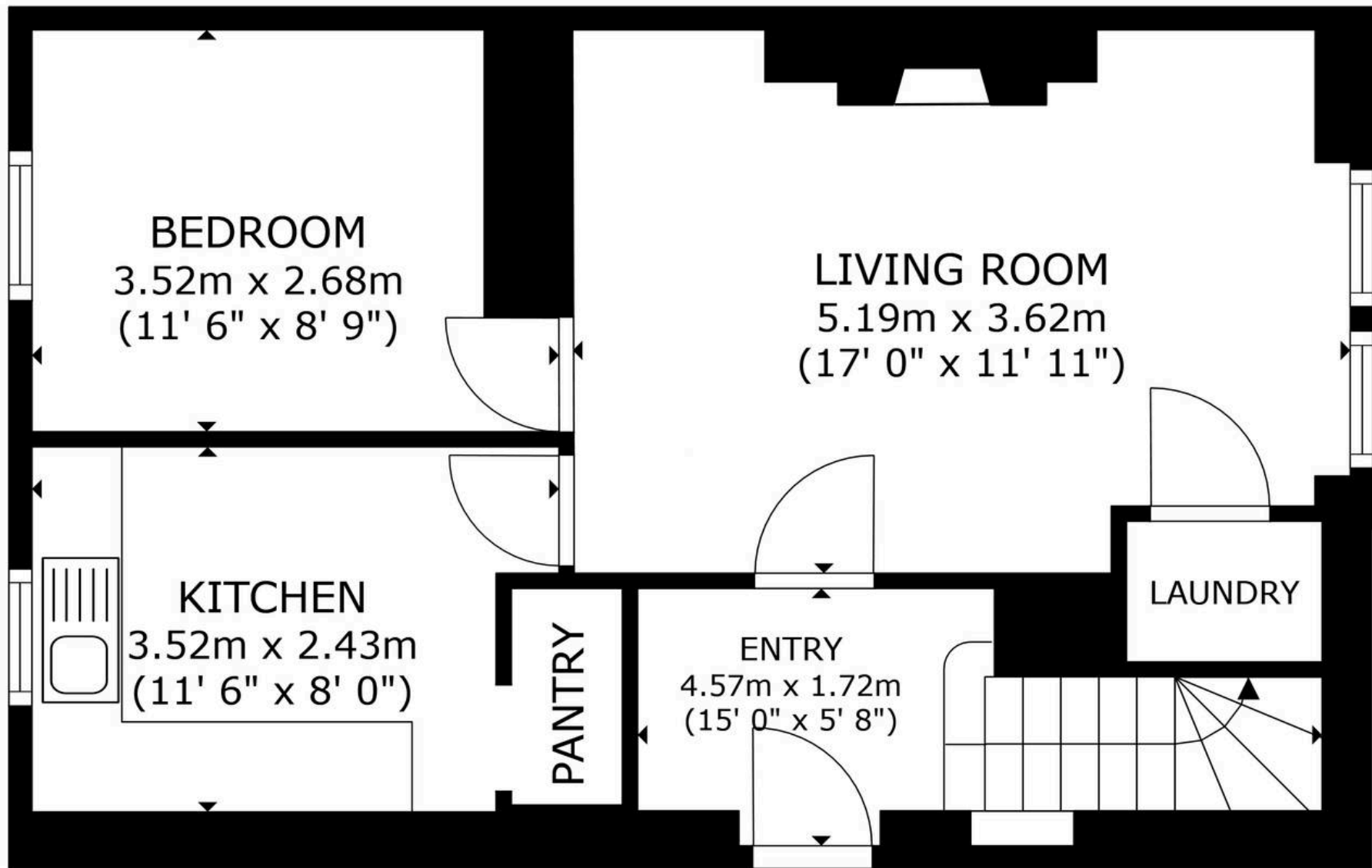








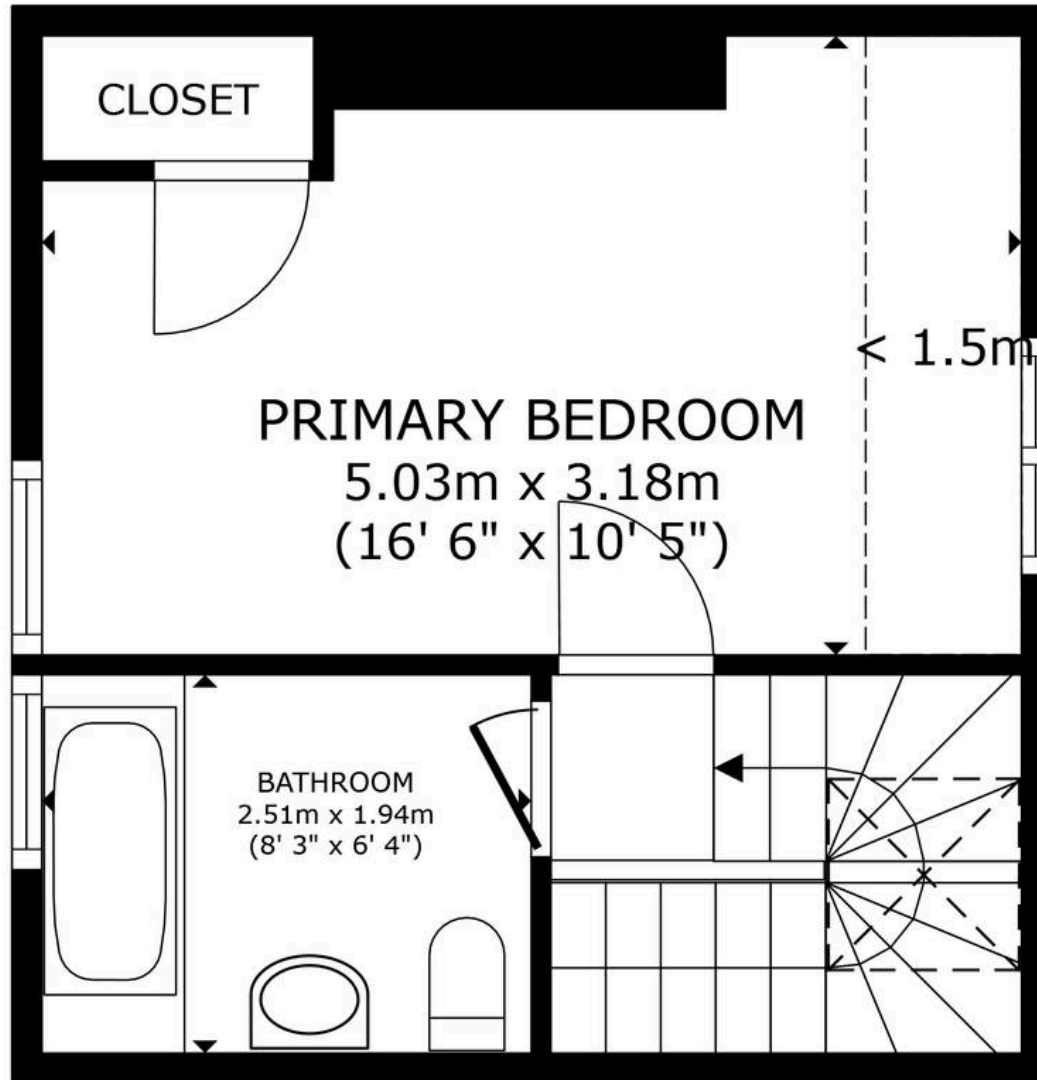




FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 47.3 m<sup>2</sup> (510 sq.ft.) FLOOR 2 23.7 m<sup>2</sup> (255 sq.ft.)  
EXCLUDED AREAS : REDUCED HEADROOM 2.5 m<sup>2</sup> (27 sq.ft.)  
TOTAL : 71.0 m<sup>2</sup> (764 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

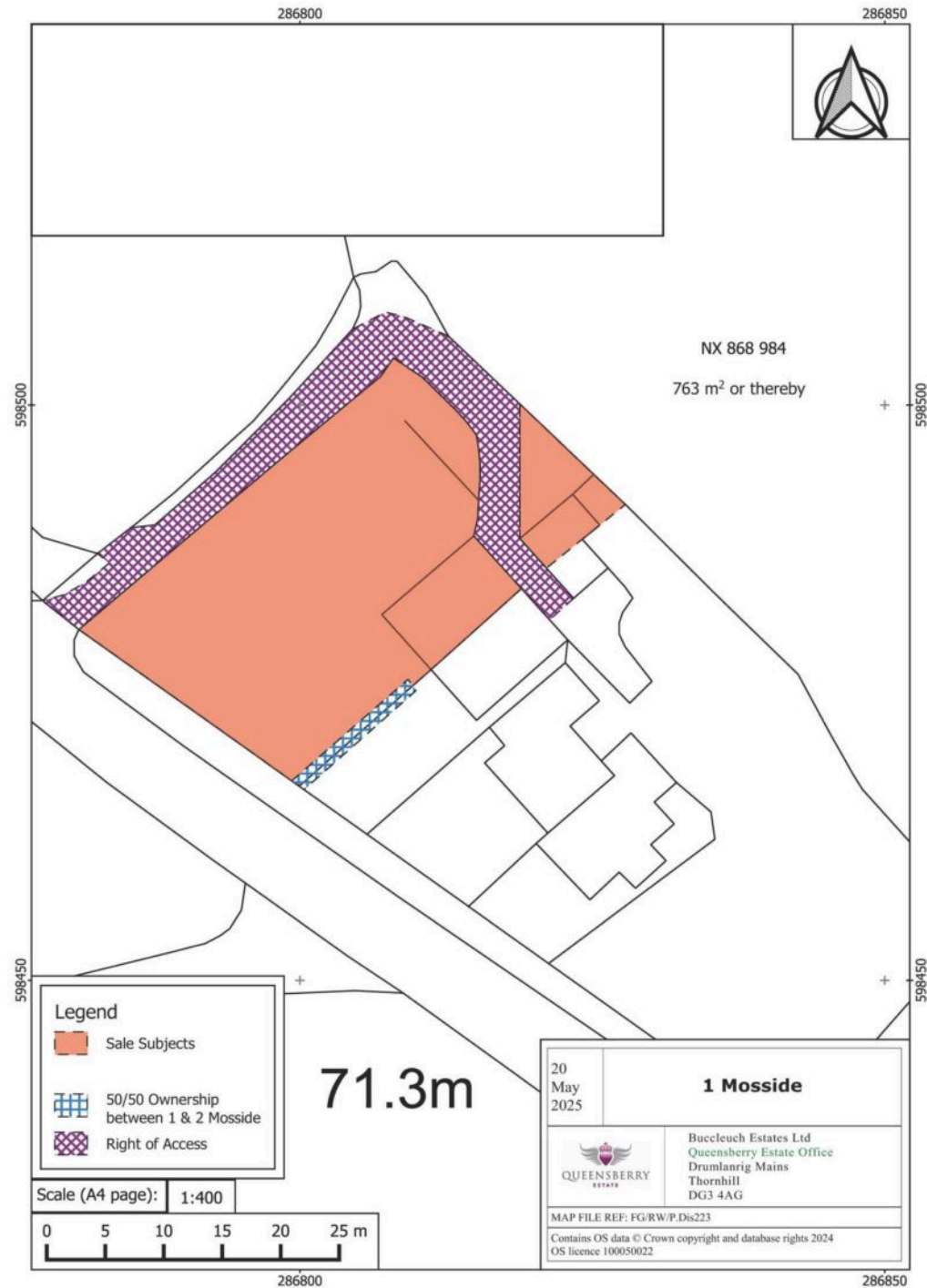




FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 47.3 m<sup>2</sup> (510 sq.ft.) FLOOR 2 23.7 m<sup>2</sup> (255 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 2.5 m<sup>2</sup> (27 sq.ft.)  
 TOTAL : 71.0 m<sup>2</sup> (764 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## **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.

**Access:** A vehicular right of access will be granted down the lane to the rear of the property (hatched purple on the sale plan) and a pedestrian shared access (hatched blue on sale plan).

**EPC Rating:** E

**Broadband:** Standard broadband is available and there is good mobile coverage available.

**Services:** 1 Moss Side is serviced by mains water supply, mains electricity, mains drainage and oil central heating. There is an open fire in the sitting room.

**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 B.

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on @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.





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