



The Hurcars, 50 Moffat Road

Dumfries, DG1 1NY

Asking Price £195,000

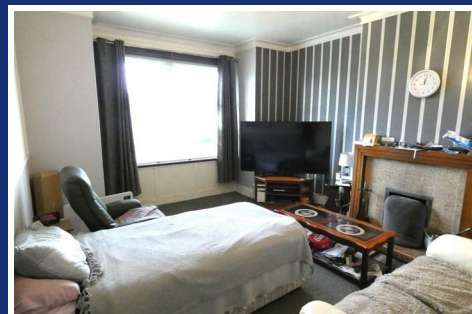
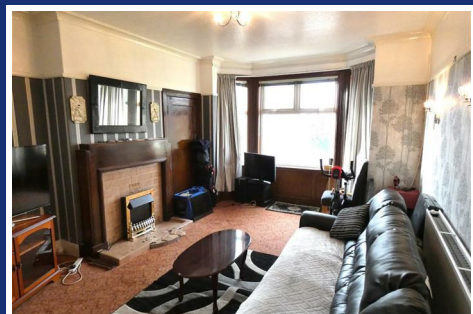


- Detached Bungalow situated on an Elevated Plot
- Spacious Accommodation with Huge Potential
- One/Two Reception Rooms
- Gardens to the Front & Rear
- Viewing Highly Recommended
- Sought After Location in Dumfries
- Large Bay-Fronted Living Room
- Three/Four Bedrooms
- Off-Road Parking & Single Garage
- EPC - D

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Offering tremendous potential to adapt and create your perfect home, The Hurcars is a detached bungalow situated on a large elevated plot on Moffat Road. The property itself offers flexible accommodation internally being either one reception with four bedrooms or two receptions with three bedrooms. Stepping outside, you have generous gardens to the front and rear and a large driveway providing vital off road parking. A viewing is imperative to appreciate the location, space and potential.

The accommodation briefly comprises entrance hall, hallway, living room, kitchen, three bedrooms, second reception/fourth bedroom and shower room internally. Externally there is an attached single garage, off road parking and gardens to the front and rear. Gas central heating and double glazing throughout (excluding loft and garage) EPC - D and Council Tax Band - E.

Situated on Moffat Road, the property enjoys excellent access both into and around Dumfries. Within a short walk you can be in the town centre which boasts an array of shops, supermarkets and garages. Within central Dumfries you also have excellent bus connections and train station. Heading out of town, you have Bannatynes Health Club which is a short drive and access directly onto the A75 which connects throughout South West Scotland.

ENTRANCE HALL

4'10" x 3'6" (1.47m x 1.07m)

Entrance door from the front with internal door to the hallway.

HALLWAY

Internal doors to the living room, kitchen, four bedrooms and bathroom. Radiator, loft access point and built-in cupboard.

LIVING ROOM

16'1" x 13'2" (4.90m x 4.01m)

Double glazed bay window to the front aspect, double glazed window to the side aspect, radiator, built-in cupboard and electric fire. Measurements to the maximum points.

KITCHEN

15'1" x 12'1" (4.60m x 3.68m)

Fitted kitchen with a range of base, wall and drawer units with worksurfaces above. Integrated electric oven, gas hob, space for an under-counter fridge, space for a fridge freezer, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, wall mounted gas boiler, double glazed window to the rear aspect, obscured double glazed window and external door to the side pathway. Measurements to the maximum points.

BEDROOM ONE

12'2" x 10'8" (3.71m x 3.25m)

Double glazed window to the front aspect and radiator.

BEDROOM TWO

13'2" x 10'10" (4.01m x 3.30m)

Double glazed window to the rear aspect, radiator, built-in cupboard and retained fireplace.

BEDROOM THREE

9'10" x 9'1" (3.00m x 2.77m)

Double glazed window to the rear aspect, radiator and built-in cupboard.

RECEPTION TWO/BEDROOM FOUR

14'0" x 13'1" (4.27m x 3.99m)

Double glazed window to the front aspect, radiator, built-in cupboard and open fireplace. Measurements to the maximum points.

SHOWER ROOM

6'8" x 6'1" (2.03m x 1.85m)

WC, pedestal wash hand basin and shower enclosure with mains shower. Fully boarded walls, radiator and obscured double glazed window.

GARAGE

14'0" x 8'7" (4.27m x 2.62m)

Double garage doors to the front driveway, obscured single glazed window, pedestrian access door, power and lighting internally.

EXTERNAL

To the front of the property is a generous front garden complete with lawn, mature trees, gravelled and paved seating areas. A driveway provides off road parking for multiple vehicles which extends to the front and side of the property. The rear garden is of great size and predominantly lawned, with the additional benefit of a decked seating area, timber shed, timber summerhouse and a greenhouse. A small attached coal store/outbuilding to the side elevation.

WHAT3WORDS

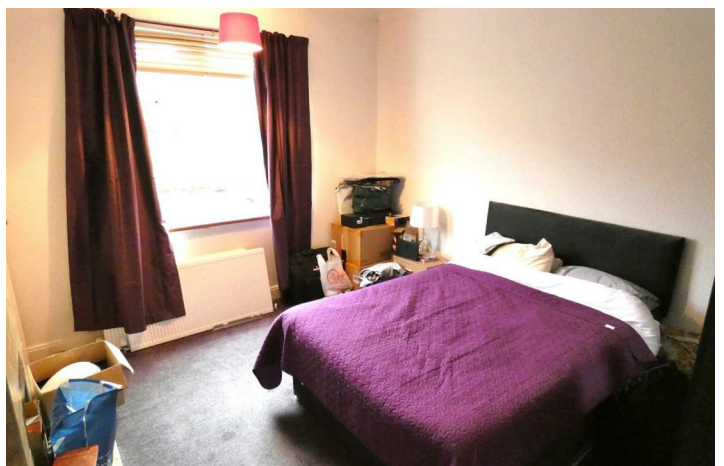
For the location of this property please visit the What3Words and enter - [reception.revived.clubs](https://www.what3words.com/reception.revived.clubs)

Floorplan

GROUND FLOOR



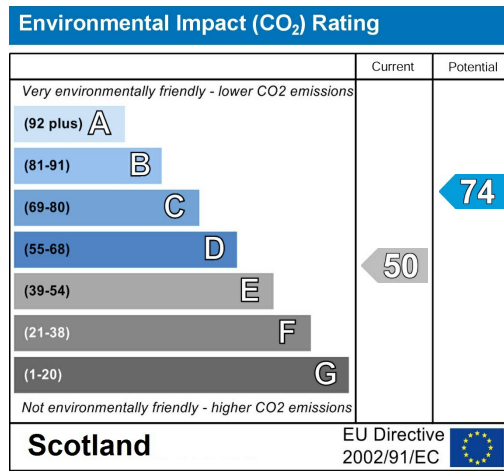
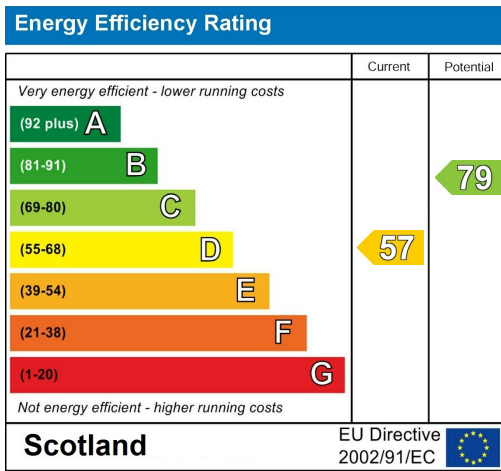
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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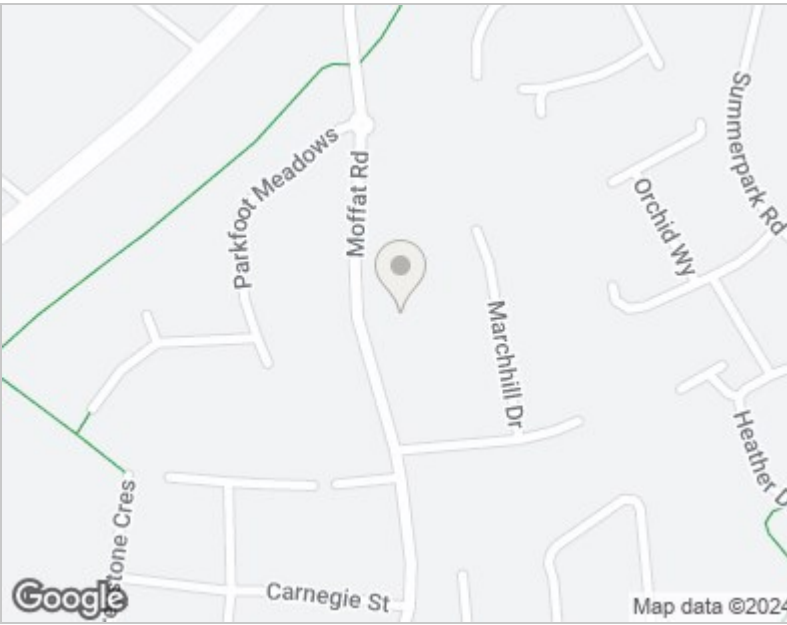
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS[®]

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

