





37 Ettrick Drive, Moffat, DG10 9LA

Offers over £110,000

3 1 1

BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com
www.braidwoods.com

Welcomed to the market with excellent potential, this three-bedroom semi-detached home is situated in the historic market town of Moffat.

The property benefits from a private driveway, front garden and a generously sized rear garden with a shed.

While the property would benefit from some modernisation and upgrading, it presents a fantastic opportunity for buyers looking to create a lovely family home or investment property. Early viewing is recommended to appreciate the potential of this property.



ENTRANCE HALLWAY- 2.11M X 4.29M

Ceiling light, fitted carpet, central heating radiator with thermostat, doors to shower room & living room.



LIVING ROOM- 5.13M X 4.11M

Ceiling light with shade, fitted carpet, bay window to front with curtains & pole, electric fireplace with stone hearth and wooden mantle, two central heating radiators with thermostats.

KITCHEN- 2.91M X 3.13M

Ceiling light with shade, vinyl flooring, window to rear with blinds, wall tiles, wall and base units with light stone effect worktop, shelving, stainless steel sink with drainer and mixer tap, integrated oven with hob & extractor fan, space for fridge freezer & washing machine. Storage cupboard with shelving, central heating radiator with thermostat.



BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com
www.braidwoods.com

PANTRY- 1.29M X 0.84M

Perfectly located off the kitchen offering pictured additional storage.

SHOWER ROOM- 2.49M X 1.72M

Ceiling spotlights, tiled flooring, WC & wash hand basin, window to side with roller blind, fitted vanity cabinet, walk in shower with glass screen, accessible handrail, central heating radiator with thermostat.

LANDING- 3.14M X 0.89M

Ceiling light with shade, fitted carpet, window to side with curtains & pole, storage cupboard with shelving, loft hatch, doors to bedrooms. Carpeted staircase with two front facing windows with roller blinds.

BEDROOM 1- 4.68M X 3.46M

Ceiling light with shade, fitted carpet, window to front with curtains & pole, central heating radiator with thermostat.

BEDROOM 2- 3.84M X 2.84M

Ceiling light, window to rear, integrated storage shelf, central heating radiator with thermostat.

BEDROOM 3- 3.17M X 2.57M

Ceiling light with shade, fitted carpet, window to side with curtains & pole, central heating radiator with thermostat.







GARDEN

Enclosed large patio area, with decking, outdoor tap & light, drying green, outdoor shed with additional storage.

Lawn area to front.

NOTES

Gas central heating

Driveway

Close to local amenities such as schools, supermarkets and GP surgeries. The property is also conveniently based for access to the motorway for travel.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



















BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com
www.braidwoods.com









BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com
www.braidwoods.com



BRAIDWOODS
SOLICITORS & ESTATE AGENTS
1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com
T: 01387 257 272 | E: web@braidwoods.com