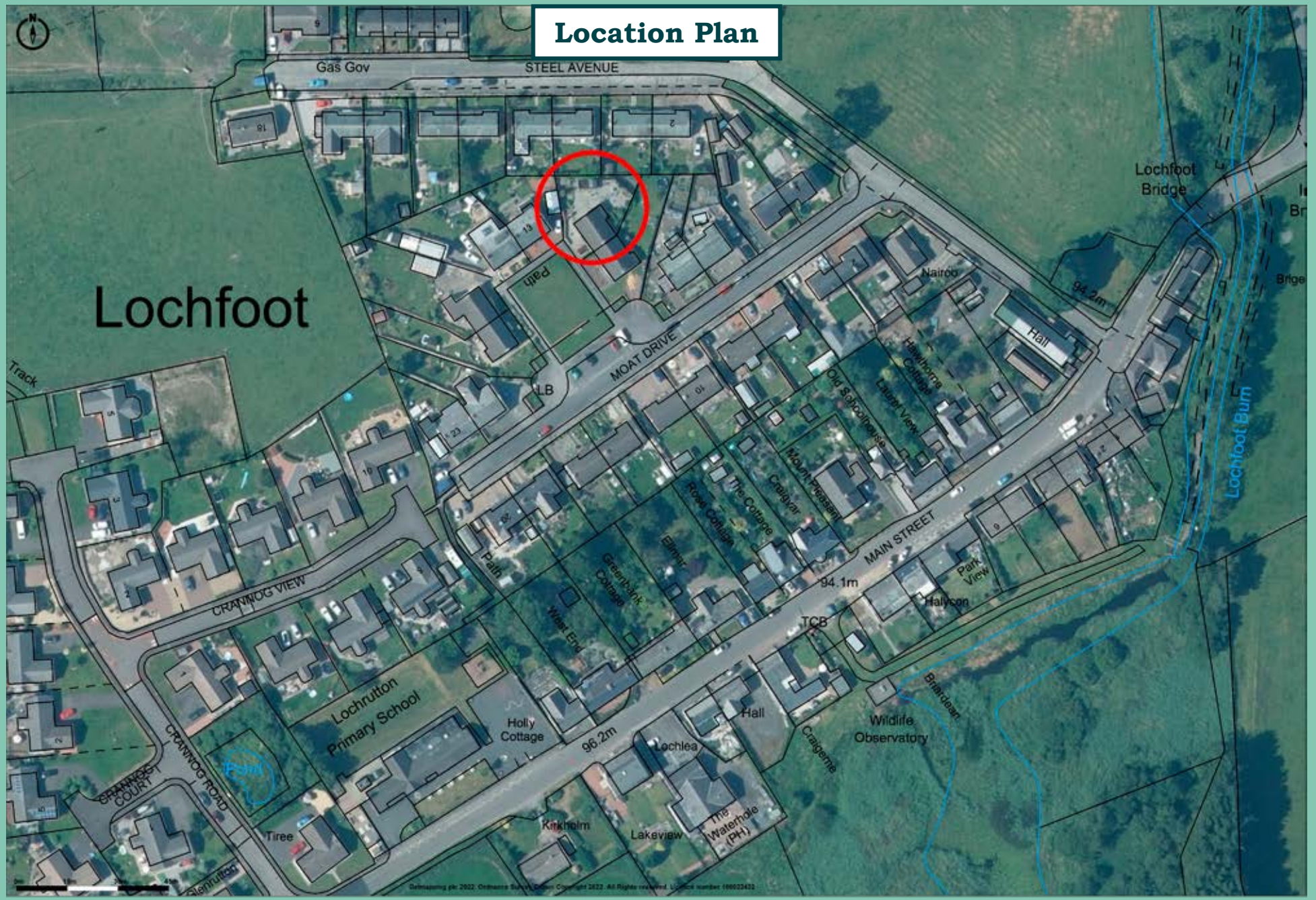
11 MOAT DRIVE

Lochfoot, Dumfries, DG2 8NW

THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1500. Paper Size - A4

NOT TO SCALE
Plan for indicative purposes only

11 MOAT DRIVE

Lochfoot, Dumfries, DG2 8NW

Castle Douglas 13 miles, Dumfries 6 miles, Carlisle 43 miles, Glasgow 82 Miles, Edinburgh 84 Miles

A THREE BEDROOM SEMI-DETACHED BUNGALOW WITH COUNTRYSIDE VIEWS TO THE REAR SITUATED IN THE PRETTY VILLAGE OF LOCHFOOT

- SEMI-DETACHED THREE BEDROOM BUNGALOW
- GENEROUS CORNER PLOT WITH EASILY MAINTAINED GARDEN GROUNDS
- IDYLLIC VILLAGE LOCATION
- WITHIN CLOSE PROXIMITY TO MAJOR ROAD NETWORKS & THE NEW ROYAL INFIRMARY
- EPC – D (63)

FOR SALE PRIVATELY

THREAVE RURAL
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VALUERS & RURAL CONSULTANTS

VENDORS SOLICITORS

Katie Braidwood
Braidwoods Solicitors
1 Charlotte St
Dumfries
DG1 2AG
Tel -01387257272

SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

OnTheMarket.com

INTRODUCTION
11 Moat Drive is located within the picturesque village of Lochfoot with amenities including a primary school and a thriving village hall. The nearby town of Dumfries is conveniently located some 6 miles distant, with the thriving market town of Castle Douglas about 15 miles from the village. The new DGRI at Dumfries is only a 5-minute drive away from the property.

11 Moat Drive offers three-bedroom accommodation and occupies a generous corner plot within a quiet cul-de-sac in the village. The garden grounds to the rear are mainly laid to gravel and paving for ease of maintenance and have views towards the surrounding countryside. The property would be ideally suited for the first-time buyer or those seeking a retirement home.

All services are located within a short drive of the property, with the busy market town of Dumfries boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre and a University Campus. Dumfries offers a wide choice of both secondary schooling with the Crichton University Campus offering a wide variety of further education choices.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses. Equestrian activities are a feature of the area, with two active branches of the Pony Club of Great Britain.

DIRECTIONS
11 Moat Drive is situated within the Village of Lochfoot, as indicated on the location plan which forms part of these particulars.

METHOD OF SALE
The property is offered for sale by private treaty.

GUIDE PRICE
Offers for 11 Moat Drive are sought in excess of: **£135,000**

VIEWING
By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

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PARTICULARS OF SALE

The accommodation is arranged over a single floor and in more detail briefly comprises:

- **Front Entrance Porch**

- **Central Hallway**
  With built-in cupboard.

- **Living Room**
  With window to the front, electric fire, low level storage cupboard.

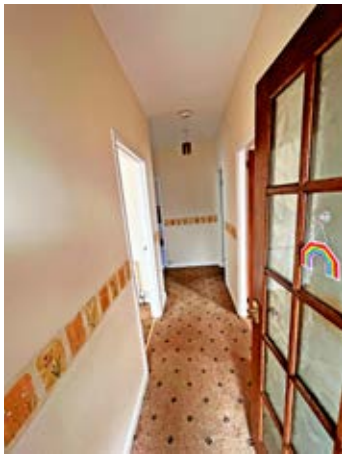
- **Bedroom 1**
  With window to the front and built-in storage cupboards.

- **Bedroom 2**
  With window to the rear, built-in storage cupboards.

- **Bedroom 3 / Dining Room**
  With glazed UPVC door to garden grounds.

- **Family Bathroom**
  With corner shower cubicle, WC & WHB.

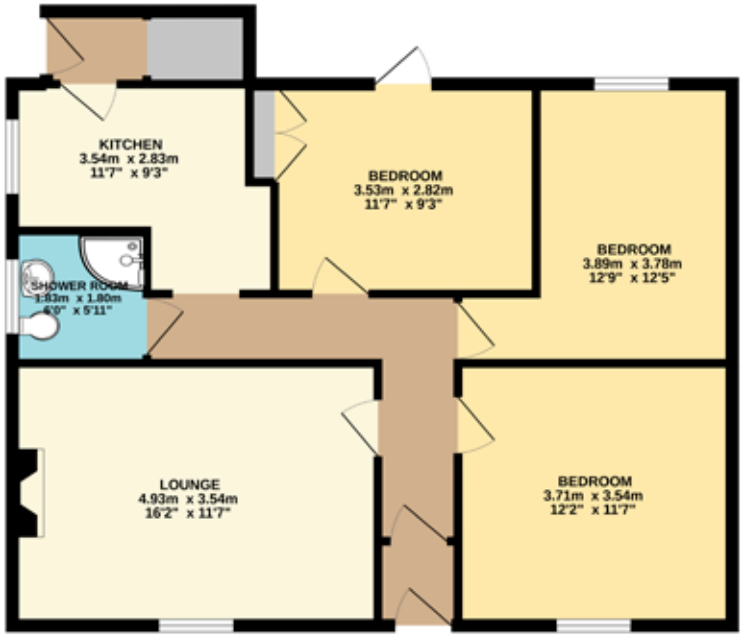
- **Kitchen**
  With a range of floor and wall units, sink & drainer, built-in electric oven and hob with cooker hood, plumbed for automatic washing machine, window to the side.



- **Rear Entrance Porch**
  With built-in walk-in pantry.

SERVICES
- Mains water, electricity & drainage.
- Gas central heating system.
- Double glazed throughout.
- The telephone line is installed subject to the normal BT regulations

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of 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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OUTSIDE
As mentioned earlier, the garden grounds are down to gravel and paving for ease of maintenance and is also a useful timber garden shed.

HOME REPORT
A Home Report can be downloaded direct from our website: www.threaverural.co.uk

MATTERS OF TITLE
The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor (**Braidwood's**) for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX
Band B.

APPORTIONMENT
The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING
There are no ingoing claims affecting the property.

WARRANTY CLAUSE
Whilst the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION
At a date to be mutually agreed.

OFFERS (Closing Date)
Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ.** A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared March 2022

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