



Two bedroom semi-detached bungalow for sale

6 Moss Place, Newcastleton, TD9 0RX

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Property Details

6 Moss Place, Newcastleton, TD9 0RX

Offers Over
£105,000

Description

An attractive and well presented semi-detached bungalow, within walking distance of local amenities. Two double bedrooms, modern kitchen and shower room and well-tended gardens. Off-street parking.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY



KEY FEATURES

- Two bedroom semi-detached bungalow
- Two large, double bedrooms with built-in wardrobes
- Spacious living room with electric fire and bay window
- Recently upgraded kitchen and bathroom
- Driveway
- Situated in a pleasant cul-de-sac in the centre of Newcastleton
- Private rear garden with timber shed
- No chain

Location Summary

The property is situated in the village of Newcastleton which lies in the attractive Liddesdale Valley of the Scottish Borders. The village is home to the Newcastleton Music Festival and only a few miles outside the village lies Hermitage Castle, a magical sight with plenty of history. To the north and south is the A7 route which allows easy commute to Edinburgh and Carlisle. The market town of Hawick lies about 18 miles to the North and the town of Langholm 9 miles West.

The Accommodation

The porch opens to a spacious hallway, with large walk in storage cupboard and doors to each room of the house. The living room to the front elevation boasts an electric fireplace and bay window looking onto the quiet street.



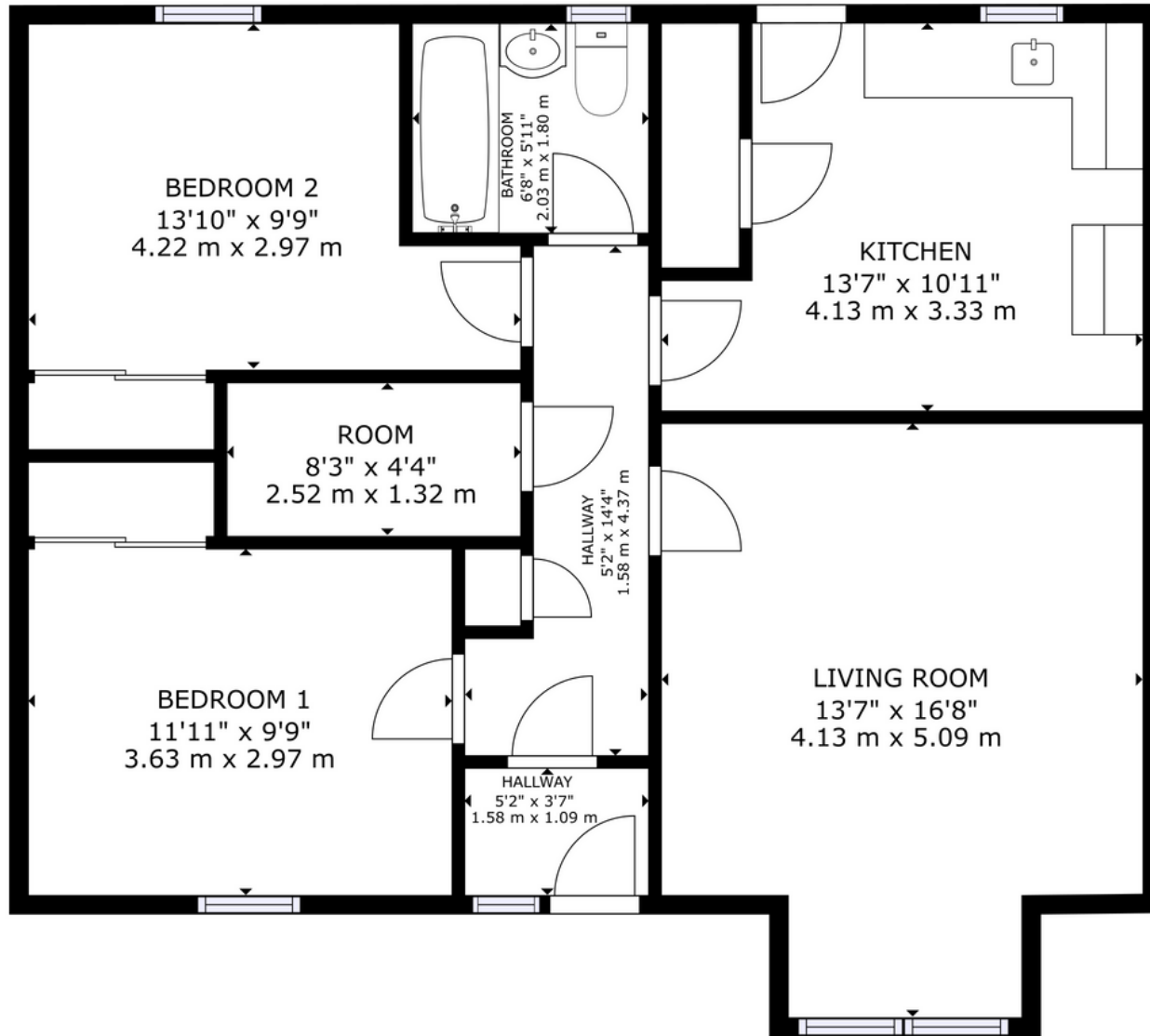
Both double bedrooms are bright and spacious, complete with built in wardrobes and at the centre of the the house there is a modern bathroom with white suite comprising of WC, wash hand basin with vanity unit and electric shower. The kitchen offers a good range of fitted cabinets with stainless steel sink and drainer, space for cooker and white goods and plumbing for a washing machine. There is a back door from the kitchen which steps into the back garden.

The fully enclosed garden to the rear is a good size and has been well looked after. It is predominantly laid to lawn with attractive flower beds and has a timber shed. Parking is available to the side of the house on a paved driveway or on-street at the front.

Bungalows like this rarely come to the market and this is a great opportunity for someone who is looking to downsize or step onto the property ladder for the first time.







GROSS INTERNAL AREA
 FLOOR 1: 789 sq ft, 73.32 m²
 TOTAL: 789 sq ft, 73.32 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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: E

Services: 6 Moss Place is serviced by mains water, electricity, drainage and electric 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. Band C

Solicitors: TBC

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](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.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.



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