



La Moie, Tundergarth, Lockerbie, DG11 2PT

Offers Over £350,000

C&D Rural

La Moie, Tundergarth, Lockerbie, DG11 2PT

- Three bedroom house with double garage beneath
- Beautiful location on an elevated position with stunning views
- Fully refurbished throughout
- Large kitchen with modern units and fittings
- Capacious living and dining room with picture window and log burning stove
- Oil central heating

La Moie is a superb modernised detached family home, with spacious accommodation. The property sits in a generous plot and is located on an elevated site in the open countryside with spectacular views. There is a double garage beneath the living area and good sized wrap around gardens.

Council Tax Band: E

Tenure: Heritable (Scottish version of Freehold)

EPC Energy Efficiency Rating: D

C&D Rural



The Accommodation

A part glazed front door opens into a vestibule offering coat and shoe storage, this opens into a corridor from which all the rooms can be entered. The split level sitting and dining room is an excellent size, enjoying a dual aspect and a wood burning stove. The large picture windows offers superb and wide ranging views, as does the sunroom to the rear, which also has double doors to the patio area.

The modern kitchen is beautifully designed and has the benefit of floor and wall units as well as full height larder storage. There is a Belfast sink with fitted Quooker tap, integrated electric oven and separate hob with tiled splash back, fitted dishwasher and under counter space for washing machine and tumble dryer.

The modern bathroom has a walk-in shower, freestanding bath, WC, wash hand basin in a vanity unit, heated towel rail and tiled walls. There are three double bedrooms, all of which have fitted wardrobes, with one have a WC and wash hand basin, and one has double doors to the rear patio.

There are modern doors and hardwood floors throughout and decorations and fittings are all of very good quality.



Outside

The property is set within a generous plot and is enclosed by stone walls. There is a spacious driveway, offering parking for several vehicles. The double garage has electric doors, painted floors and also houses the oil-fired boiler and water tank for the property. The grounds include lawned area with water feature, fruit trees, greenhouse and a patio area ideal for entertaining. All areas have wide ranging views of open countryside.

The access road is shared with a farm further along from the property, with shared maintenance responsibility dependant on level of use.

Location Summary

La Moie is located in a rural area, but only around 2 miles from the town of Lockerbie, providing everyday amenities including a range of schools, shops, banks, cafes, restaurants and public houses. For the commuter, there are excellent road links for access to Glasgow to the north and Carlisle to the south. The M6 and the A74(M) are within easy reach for onward travel north and south. There are railway stations at Annan and Lockerbie with trains to Glasgow and Carlisle. Main line rail services from Carlisle provide fast and frequent services to London in the south, together with cross country services to the east. Newcastle International Airport is around 1½ hours away, with Edinburgh and Glasgow airports also easily reached.

What 3 words

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- Beautiful location on an elevated position with stunning views

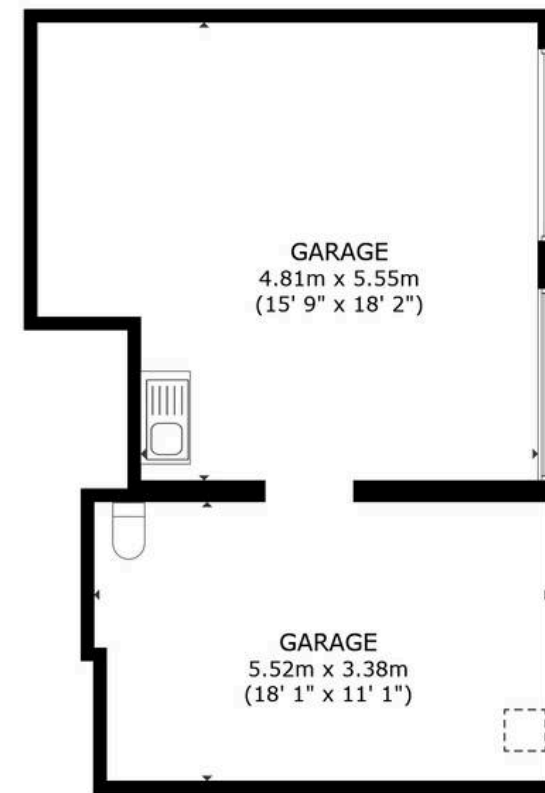
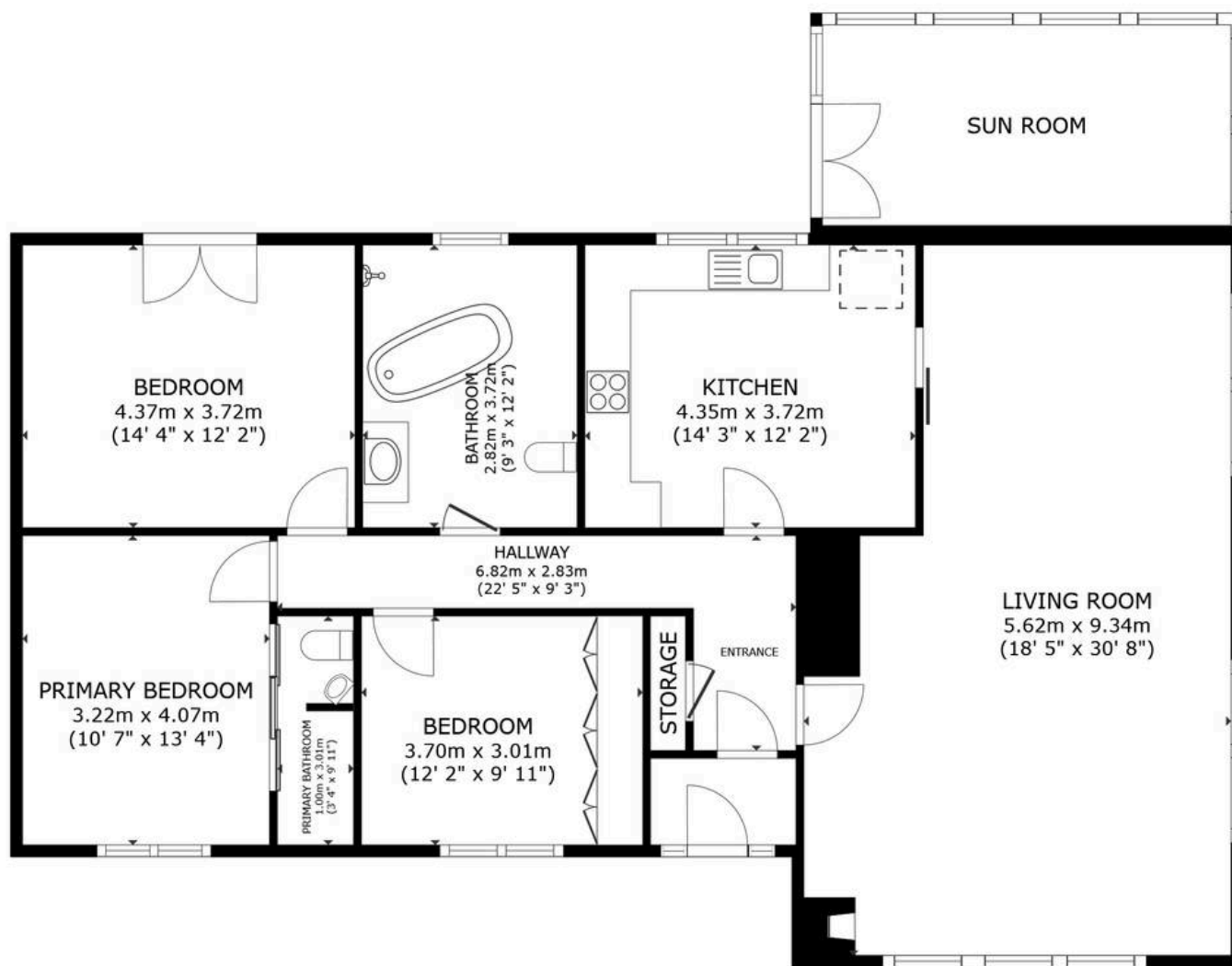












FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 150.3 m² (1,618 sq.ft.)
EXCLUDED AREAS : GARAGE 31.1 m² (335 sq.ft.) GARAGE 18.4 m² (198 sq.ft.)
TOTAL : 150.3 m² (1,618 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.

EPC Rating: D

Broadband: Fibre broadband is connected and there is good mobile coverage available. Starlink is also fitted but is not connect since fibre was installed.

Services: La Moie is serviced by mains water supply, mains electricity, septic tank sewerage and oil fired central heating. The septic tank is registered with SEPA.

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 E.

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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