

30 Well Street

MOFFAT, DUMFRIES AND GALLOWAY, DG10 9DP



*Charming two-bedroom period apartment,
located in the heart of the picturesque town
of Moffat, Dumfries & Galloway*



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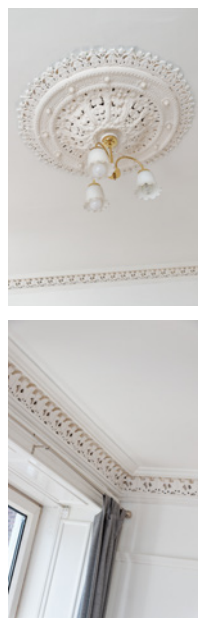


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Nestled in the charming and historic town of Moffat, this beautifully presented two-bedroom traditional apartment offers a unique blend of period charm and modern convenience. Boasting generous proportions, original features, and an abundance of natural light, this delightful home is ideally suited for first-time buyers, investors, or anyone seeking a tranquil bolt-hole pad in the stunning Scottish Borders.

THE LOUNGE



A standout feature of the property is the spacious lounge, which is packed with original features from the exquisite ceiling rose and ornate corning detail, to the window panels and tall skirtings. They have all been lovingly kept intact, and they exude Late Victorian period character and charm. Tall windows flood the room with natural light, making it the perfect space for relaxing or entertaining.

THE KITCHEN



The galley-style kitchen is practical and convenient, featuring a gas hob, electric oven and grill, with ample space for a freestanding washing machine, dishwasher, and fridge freezer.



There are two generously sized bedrooms, offering ample space for furnishings and enjoying pleasant outlooks. Each room benefits from high ceilings and traditional cornicing. The bathroom is fitted with a white suite, including a mains-powered shower attachment within a Quadrant shower enclosure, ideal for modern living. The property also benefits from gas central heating and double glazing throughout. There's also ample cupboard storage throughout the apartment to keep everything tidy and in its place. Parking is on-street.

This unique flat is a rare find, combining traditional architecture with practical living space. Whether you're seeking a characterful permanent residence, a holiday retreat, or a valuable investment, this property is not to be missed.

THE SHOWER ROOM



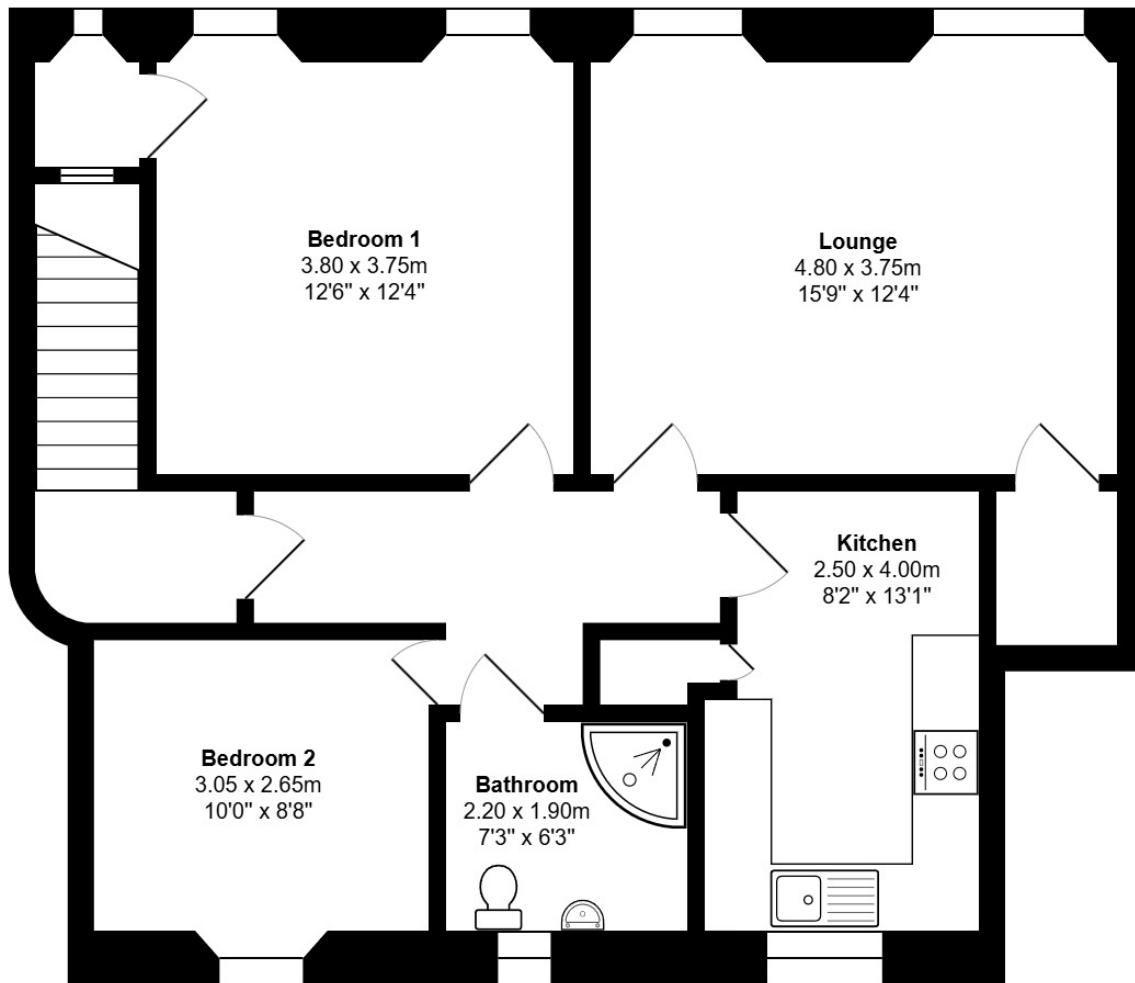
BEDROOM 1



BEDROOM 2

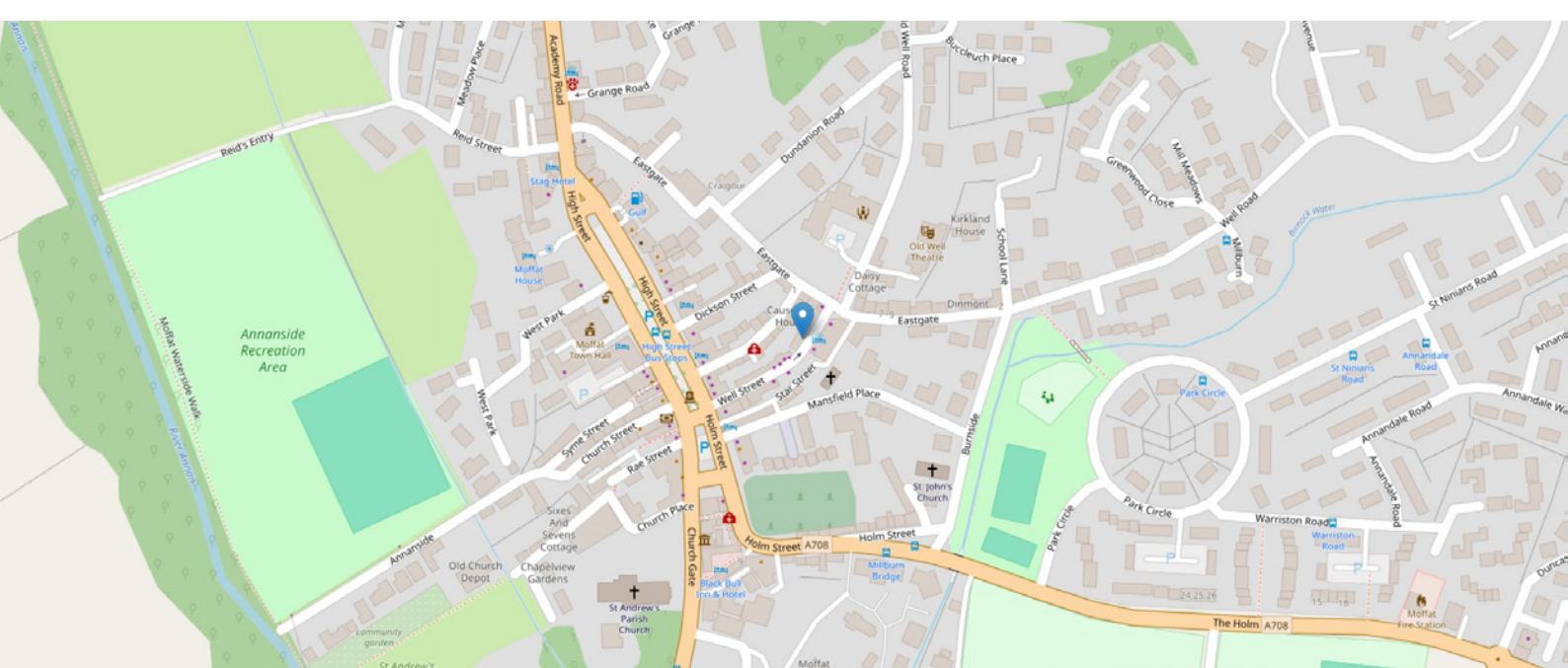


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74m² | EPC Rating: E



THE LOCATION

Well Street is set in the beautiful Scottish town of Moffat (Scottish Gaelic: Am Magh Fada, "The Long Plain"). With a population of approximately 2500 people, it offers a quality and slower pace of life that most people can only dream of. The town has good amenities and is a popular tourist attraction throughout the year.





Moffat is the quintessential Scottish Borders town known for its peaceful setting, charming streets, and close-knit community. Surrounded by rolling countryside, yet within easy reach of local amenities and transport links, this location offers the best of both worlds, tranquil rural living with the convenience of modern services.

The property is set within only 2 miles of the M74. Glasgow airport is attainable in less than an hour by car. There is an express bus service that runs hourly to Glasgow city centre and the mainline train station in Lockerbie (12 miles) has free parking and direct routes to Glasgow/Edinburgh/Carlisle/Manchester, and London.

Pre-school, primary and secondary education is available at the town's Moffat Academy. There is also a great range of sports and leisure activities available including fishing, bowling, golf and rugby clubs.



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