



## Mearsdale Park

Moffat, DG10 9HZ

£800 Per Calendar Month  
Deposit £923



- Well-presented two-bedroom semi-detached home
- Fitted kitchen dining room with garden access
- Two spacious double bedrooms
- Low-maintenance front garden & rear garden with patio and shed
- Landlord Registration Number: 1772400/170/05052 | Hunters LARN: 2102002
- Bright front-facing lounge with gas fire
- Modern family bathroom with shower over bath
- Neutral décor throughout
- Located in the popular and scenic town of Moffat
- EPC Rating: D | Council Tax Band: B

# Mearsdale Park

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This is a superb two bed semi available for rental in the attractive border town of Moffat. Positioned on a quiet residential street just off the town centre and with open countryside views opposite, this traditional semi detached home is a great opportunity for a couple or smaller family looking to set up home.

The accommodation comprises of; entrance hall, lounge, dining kitchen, two double bedrooms and a bathroom. There is an enclosed garden to the rear and a low maintenance gravel garden to the front, setting the property back from the road. It is fully double glazed and has mains gas central heating.

Moffat is a charming and well-regarded town offering an excellent balance of scenic surroundings and everyday convenience. It has a wide range of amenities, including independent shops, cafés, restaurants, a medical centre, leisure facilities, and supermarkets, all conveniently located within the town. Outdoor enthusiasts are well catered for, with nearby countryside, walking routes, and access to the Southern Uplands providing excellent recreational opportunities.

The town offers swift access to the M74 motorway, providing direct routes north to Glasgow and south to Carlisle and the wider UK motorway network. Regular bus services operate locally and regionally, while mainline rail connections are available from nearby Lockerbie, offering fast services to Glasgow, Edinburgh, and London.

The Council Tax is Band B

Landlords Registration Number 1772400/170/05052

Hunters LARN 2102002

Rent £800 PCM

Deposit £923

## Front Elevation

Attractive semi-detached property with a light rendered exterior and red brick detailing beneath a pitched slate roof. The front garden is designed for low maintenance, laid with decorative red stone chippings and a paved pathway leading to the front door. Double-glazed windows provide good natural light, creating a bright and welcoming first impression.

## Front Garden Area

To the front of the property there is a low-maintenance, fully enclosed garden, finished with attractive red loose stone to both the front and side. The side section benefits from a raised area incorporating established flower beds. A gated entrance provides access via a paved pathway leading directly to the front door, offering a welcoming approach to the home.

## Entrance Hall

Upon entering the property, there is a small entrance area with a radiator and providing access to the living room and the stairs rising to the first floor.

## Lounge

12'4" x 14'2" (3.78 x 4.33)

The lounge is a large, bright and spacious room with a warm family feel. It features a gas fire and a double-glazed window overlooking the front of the property with a lovely view onto a countryside scene. Plenty of room in here for a sofa, chairs, and television table. A timber framed and glazed door then leads into the kitchen diner.

## Kitchen/Dining Room

17'7" x 7'4" (5.37 x 2.24)

Fitted with a range of units at wall and base level and with contrasting work surfaces running over. Integral appliances include a four-ring gas hob with an overhead extractor, an electric oven, and a one-and-a-half bowl sink and drainer. There is undercounter space and plumbing for a washing machine and dishwasher, and there is space for a tall fridge freezer. To the dining end of the rooms

you will find space for a dining table and chairs and the room is illuminated with two double glazed windows to the rear elevation overlooking the garden. There is a double panel radiator and a side door leading outside to the garden.

## First Floor Landing

Accessed from the stairs rising from the entrance hall and providing access to all the first floor accommodation.

## Bedroom One

12'10" x 11'6" (3.93 x 3.53)

The principal bedroom is a well-proportioned double room located to the front of the property. A large double-glazed window to the front enjoys open views across the surrounding Moffat countryside. There is a free standing four-door wardrobe with drawers beneath. Plenty of room in here for a double bed and side cabinets and there is an additional storage cupboard. Also with a double panel radiator.

## Bedroom Two

11'8" x 10'2" (3.57 x 3.12)

The second bedroom is also a generous double and is positioned to the rear of the property. It also has a free standing triple wardrobe and there is a double-glazed window overlooking the rear garden, and a double panel radiator.

## Bathroom

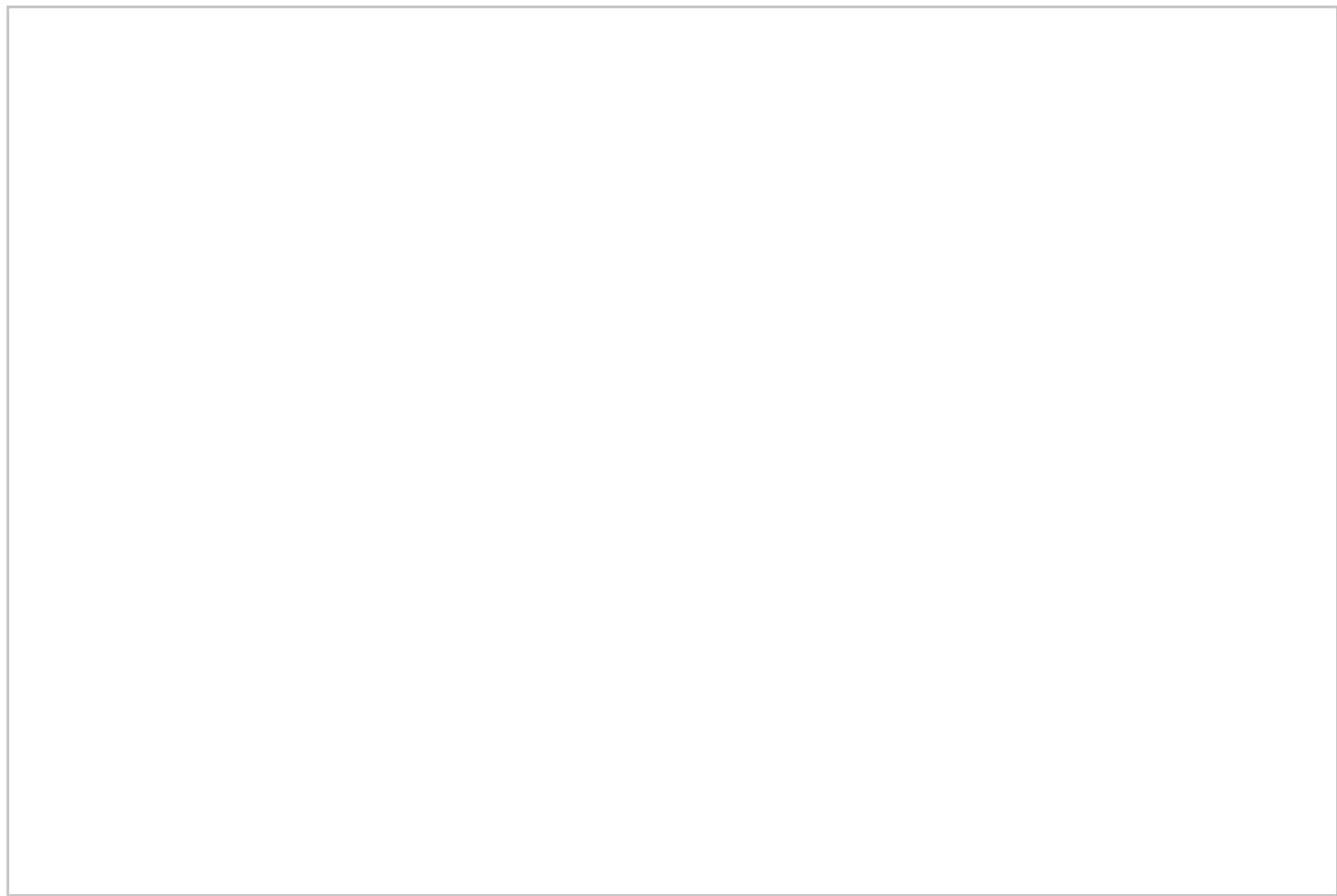
6'4" x 5'1" (1.94 x 1.56)

The bathroom is a bright, modern, partially tiled space. It comprises a bath with shower over, WC, and wash hand basin. A double-glazed window to the rear provides natural light, and the room is heated by a double panel radiator.

## Rear Garden

The garden to the rear is enclosed and mostly laid to lawn. There is a patio area to sit out on in the evening and a useful storage shed. The garden is bordered with sleeper-edged beds containing established shrubs and finished with loose bark, adding structure and visual interest while remaining easy to maintain.

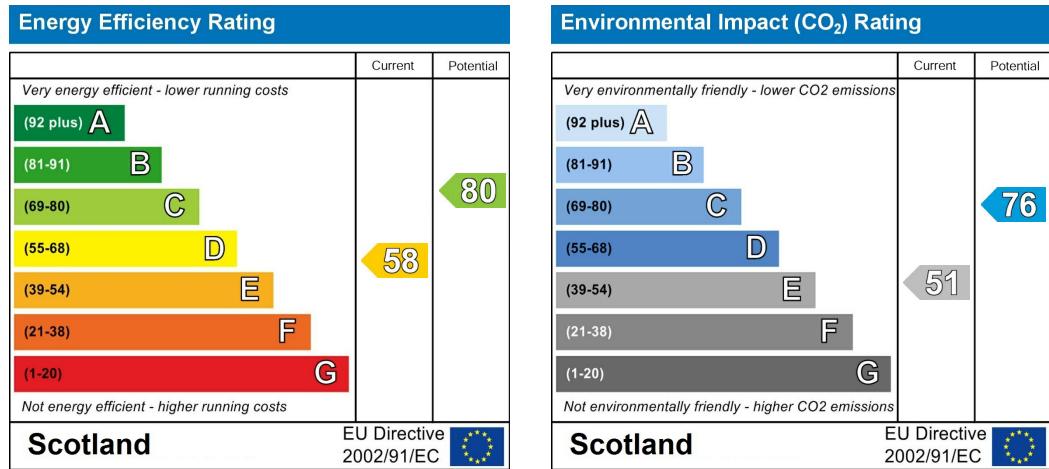
## Floorplan







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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