

# Belvedere, Ayr Street, Moniaive, DG3 4HW

## Offers Over £158,000



Deceptively spacious mid terraced two bedroom cottage. Benefits from double glazing, off street parking and large gardens. Situated in the beautiful village of Moniaive which has a garage and petrol station, shop, an Italian Restaurant, and a fantastic Primary school. Approximately 8miles to the east is a secondary school in Thornhill.



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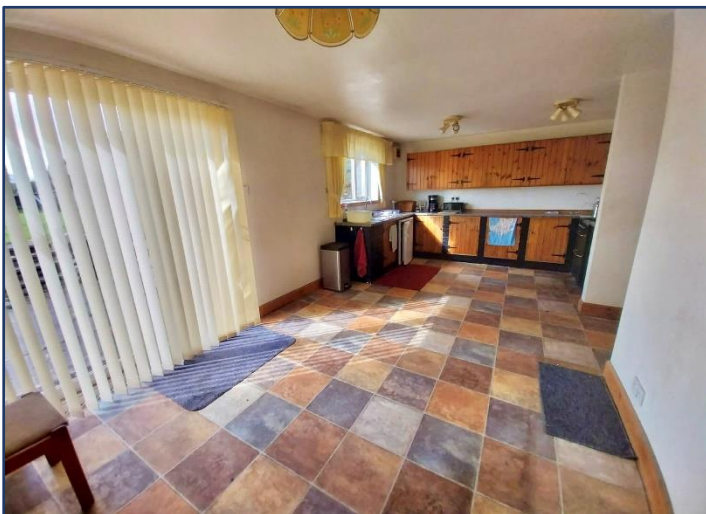


**Measurements (all approx.)**

Entrance hall – 2.09m x 1.77m  
 Rear Hall – 4.35m x 1.15m  
 Cupboard – 2.14m x 1.47m

Living Room/Dining Room – 6.24m x 5.82m  
 Bedroom 2 – 3.89m x 2.58m  
 Kitchen/Diner – 6.09m x 3.64m

Bedroom 1 – 4.51m x 2.99m  
 Bathroom – 2.31m x 2.14m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Entrance hall, cupboard housing electrics, coat hooks
- Good size open plan living room/dining room, bay window to the front, alcove and fireplace with tiled hearth. Loft hatch with Ramsay ladder leading to floored loft with Velux window to the rear.
- Rear hallway, with doors to bedroom 2, bathroom, cupboard and kitchen/diner.
- Bedroom 1 is a double which is front facing with windows to the front and rear. Built-in cupboard.
- Bedroom 2 is also a double which is rear facing with window to side and built-in wardrobe with hanging rail and shelf.
- Bathroom with wash hand basin, W. C. and bath with shower, part tiled. Velux window.
- Walk-in cupboard with Velux window, plumbed for washing machine, water tank and shelf.
- Bright kitchen/diner with wall and base units, part tiled. Hotpoint electric oven. Sink and a half with mixer tap and right hand drainer. Window to rear and patio doors to garden
- To the front of the property there is off street parking for 2 cars.
- Large rear garden with patio area, laid to lawn with trees, shed and outside tap.
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