



Bank Cottage, Chapel Street,
Moniaive, DG3 4EJ
Offers Over £210,000



Beautifully presented and impressive detached bungalow featuring two bedrooms and an office. Situated in its own secluded grounds, it benefits from large gardens, garage, off street parking, double glazing and oil central heating. It lies within the popular village of Moniaive which has various local amenities nearby including Primary School, Grocery Shop, Doctors Surgery, Café and a popular Italian restaurant. There is also a regular bus route which serves the nearby towns of Dumfries and Thornhill where further amenities are available including Wallace Hall Academy. Viewing is highly recommended.





Front door leads into utility/cloak room which is a good size with window to the front as well as window and glass door into kitchen. Plumbed for washing machine and ample space for tumble dryer etc.

Fitted kitchen/diner with wall and base units, double sink with mixer tap and right hand drainer. Window overlooking the back garden. Plumbed for dishwasher and American style fridge freezer.

Bright living room with patio doors leading onto seating area of rear garden and windows to the front. Multi-fuel stove with wooden mantel and brick surround.





Hallway with built in cupboard with hanging rail and shelf. Loft hatch with Ramsay ladder, part floored and boiler in loft. Doors to both bedrooms, shower room and office.

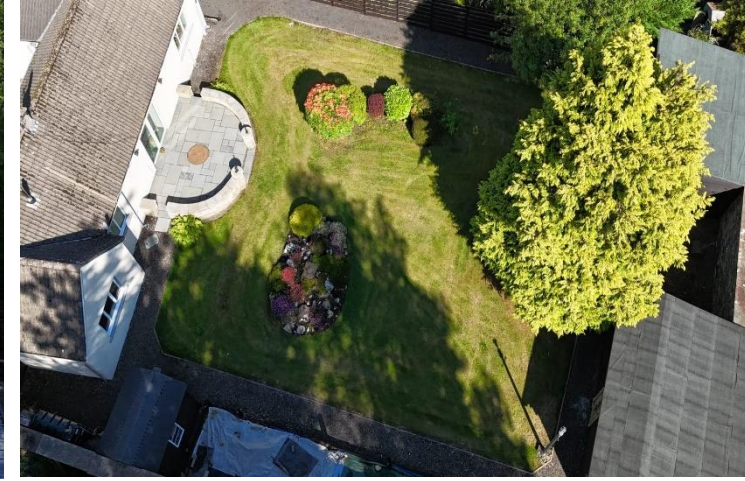
Bedroom 1 is a double bedroom with window to the front. Double door built-in wardrobe with hanging rail and shelf.

Bedroom 2 also a double bedroom with window to the rear. Built in wardrobe with hanging rail and shelf.

Office has ample room for desk and chair or a single bed if desired

Shower room with wash hand basin, W.C and shower cubicle. Window to rear and built in airing cupboard.





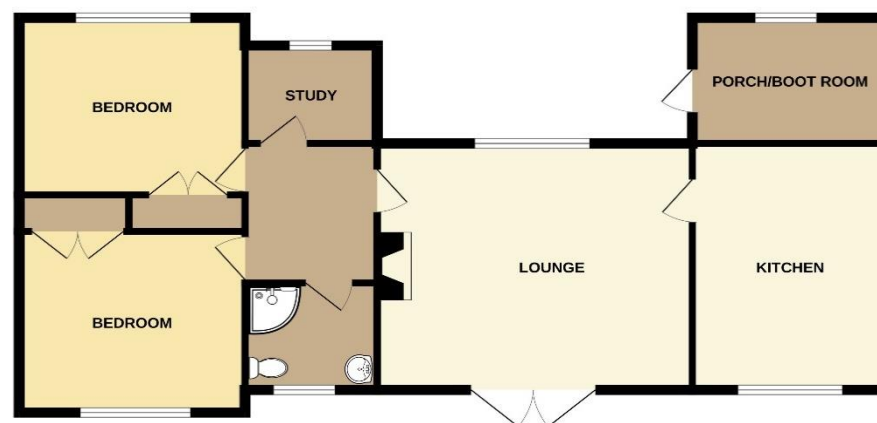
Extensive beautifully laid gardens to the front and rear. To the front there is space for several vehicles, garage with power, lights and window and door to the side. Laid to lawn with plants and shrubs. To the left is a large wood store and gated access to the rear garden. There is a storage lean to at the right which also gives access to the oil tank and rear garden.

Rear garden has a patio area, laid to lawn, trees, carious plants and shrubs as well as a raised vegetable plot. 2 large sheds, both with power and lights, 1 with connected storage space with access both sides. One further shed next to vegetable plot.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Measurements (all approx.)(at longest & widest)

Entrance porch/utility room – 3.12m x 2.31m
 Living Room – 5.11m x 4.76m
 Office – 2.44m x 1.60m
 Bedroom 2 – 4.27m x 3.63m
 Garage – 5.42m x 4.18m

Kitchen – 4.43m x 3.33m
 Hall – 2.68m x 2.36m
 Bedroom 1 – 3.65m x 3.16m
 Shower Room – 2.48m x 2.36m

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.



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WWW.POLLOCKMCLEAN.CO.UK

Pollock & McLean
 41 Castle Street
 Dumfries
 DG1 1DU
 01387 255414