



Laurel Bank & Laurel Cottage

Beechgrove, Moffat, DG10 9RS

Offers Over £410,000

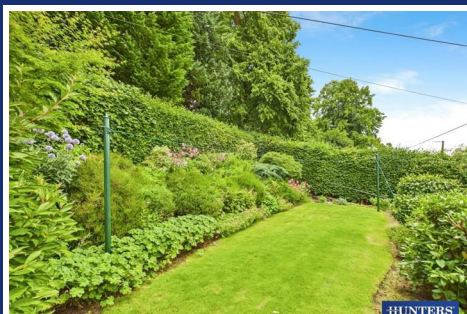
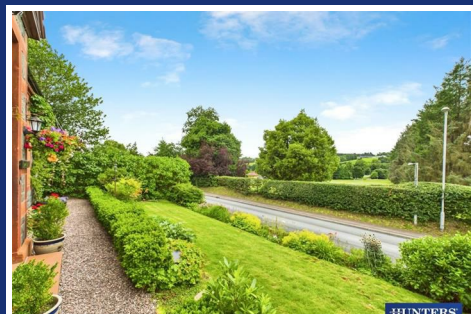


- Detached House with One-Bedroom Annexe
- Beautifully Presented & Impeccably Maintained Throughout
- Contemporary Kitchen and Stylish Modern Interiors Throughout
- Ideal for Multi-Generational Living, Holiday Let Income or Guest Use
- Gated Off-Road Parking and Attached Versatile Garage
- Elevated Plot Close to Moffat Town Centre, overlooking the Hope Johnstone Park
- Main House with Three/Four Bedrooms, Three Bathrooms & Conservatory
- Detached Annexe (Laurel Cottage) – Registered and Successful Airbnb
- Immaculately Maintained Gardens with Generous Outdoor Space
- EPC - D

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VERBAL OFFER ACCEPTED

Laurel Bank and Laurel Cottage offer a rare opportunity to acquire a beautifully presented and impeccably maintained three/four bedroom detached home, complete with an independent one-bedroom annexe, set on an elevated plot close to Moffat town centre and overlooking the Hope Johnstone Park. Laurel Bank blends traditional charm with modern comfort, featuring a contemporary kitchen, multiple reception rooms, a light and bright conservatory, three bedrooms, a stylish bathroom, and two shower rooms. The current dining room provides flexibility as a potential fourth bedroom, with direct access to a ground-floor shower room via the conservatory, ideal for those seeking ground-floor or multi-generational living. The detached Laurel Cottage is currently registered and run as a successful one-bedroom Airbnb, offering immaculate, cosy accommodation with its own private access and garden. The mature grounds are beautifully appointed and maintained, with generous outdoor space, gated off-road parking, and a versatile attached garage. Viewing is highly recommended to appreciate the setting, condition and lifestyle opportunity on offer.

Laurel Bank - The accommodation, which has gas central heating and double glazing throughout, briefly comprises a vestibule, hallway, living room, sitting room, dining room/bedroom four, kitchen, utility room, conservatory and shower room to the ground floor with a landing, three bedrooms, bathroom and shower room to the first floor.

Laurel Cottage - The accommodation, which has electric heating and double glazing throughout, briefly comprises an open-plan living, dining & kitchen, and a double bedroom to the first floor with a hall and bathroom to the ground floor.

Moffat is a picturesque former spa town in Dumfriesshire, offering a wonderful mix of charm, community and convenience. The town features a wide range of local amenities including independent shops, welcoming cafés, traditional pubs, a medical centre, dental surgery, and a well-regarded Academy, all set within a vibrant and friendly community. With excellent access to the A74(M), Moffat is ideally placed for commuting to Glasgow, Carlisle and Edinburgh, while nearby Lockerbie offers regular mainline rail services to major UK cities. Surrounded by breathtaking countryside, it's a haven for walkers, cyclists and outdoor enthusiasts, with scenic trails, riverside walks and the Southern Upland Way all close by. Local attractions such as the Moffat Woollen Mill, the famous Moffat Toffee Shop, and the beautiful Station Park with its boating lake, along with annual events like the classic car rally and town gala, make Moffat a truly desirable place to live, visit or invest.

Tel: 01387 245898

LAUREL BANK

GROUND FLOOR:

VESTIBULE

Original double entrance doors with key, internal door to the hallway, and tiled flooring.

HALLWAY

Internal doors to the living room, sitting room, kitchen and dining room/bedroom four, stairs to the first floor landing, and a radiator.

LIVING ROOM

Double glazed window to the front aspect with a window seat, radiator and fireplace with gas stove and two-tone marble surround, inset and hearth.

SITTING ROOM

Double glazed window to the front aspect, two radiators and a decorative open fireplace.

KITCHEN

Fitted kitchen with breakfast bar peninsula, comprising a range of base, wall, drawer and display units with matching stone worksurfaces and upstands above. Freestanding STOVES electric range cooker with induction hob, extractor unit, integrated electric NEFF 'slide&hide' oven, integrated NEFF dishwasher, inset one and a half bowl stainless steel sink with mixer tap and worksurface draining grooves, designer vertical radiator, internal door to the utility room and a double glazed window to the rear aspect.

UTILITY ROOM

Fitted base unit with worksurface above. Space and plumbing for a washing machine, space for a tumble drier, under-stairs store/pantry, external door to the rear courtyard and a double glazed window to the rear aspect.

DINING ROOM/BEDROOM FOUR

Glazed double doors to the conservatory, radiator and a fitted cupboard with double doors.

CONSERVATORY

Radiator, tiled flooring, internal door to the shower room, external door to the rear garden and double glazed windows to the rear aspect.

SHOWER ROOM

Three piece suite comprising a vanity unit with WC and wash hand basin, and a shower enclosure with electric shower unit. Fully-tiled walls, tiled flooring, chrome towel radiator, LED mirror, recessed spotlights and an extractor fan.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms, bathroom and shower room, and a double glazed Velux window.

BEDROOM ONE

Double glazed bay window to the front aspect, radiator and three fitted/built-in wardrobes.

BEDROOM TWO

Double glazed bay window to the front aspect, radiator and fitted/built-in wardrobe.

BEDROOM THREE

Double glazed Velux window and a radiator.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bathtub. Half-panelled walls, recessed spotlights, radiator, extractor fan and a double glazed window to the rear aspect.

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin and tiled splashback, and a shower enclosure with mains shower and boarding splashbacks. Chrome towel radiator, recessed spotlights, extractor fan and a double glazed Velux window.

LAUREL COTTAGE

FIRST FLOOR:

OPEN-PLAN LIVING, DINING & KITCHEN

Living & Dining Area:

Entrance door from the front, double glazed window to the side aspect, double glazed window to the rear aspect, electric radiator, stairs down to the ground floor hall and an internal door to the bedroom.

Kitchen Area:

Fitted base and wall units with worksurfaces and tiled splashbacks above. Electric hob, extractor unit, space and plumbing for a washing machine/dishwasher, space for an under-counter fridge/freezer and a one bowl stainless steel sink with mixer tap.

BEDROOM ONE

Double glazed window to the rear aspect and an electric radiator.

GROUND FLOOR:

HALL

Stairs down from the first floor living, dining & kitchen room, internal door to the bathroom, electric radiator, tiled flooring and an obscured double glazed window.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with electric shower over. Fully-tiled walls, tiled flooring, electric radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of Laurel Bank is an elevated garden, including lawn, mature borders and hedging. A gravelled pathway with steps leads from the driveway across the front of the property towards the front door. The driveway is tarmac, benefitting double metal gates and allows for off-road parking for two vehicles. Access from the driveway into the garage via electric roller door, along with steps and pathway towards Laurel Cottage and a pathway to the rear garden.

Rear Garden:

To the rear of Laurel Bank is a tiered garden, which includes a lawned garden, paved seating area and beautiful established borders throughout. Directly outside the utility room external door is a paved courtyard area, benefitting access into the garage along with a sheltered store area and external cold water tap. Access to Laurel Cottage garden is via steps and pathway from the driveway, ascending up towards the property. The cottage benefits a private garden area, including a small lawned garden, paved seating area and established borders.

GARAGE

Electric roller garage door from the front driveway, pedestrian access door to the rear garden, single glazed window, power and lighting.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - jets.crib.happening

AML DISCLOSURE

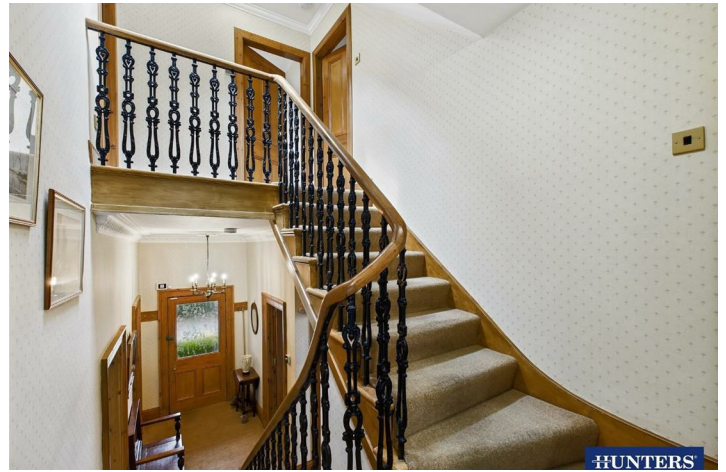
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

HOME REPORT

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

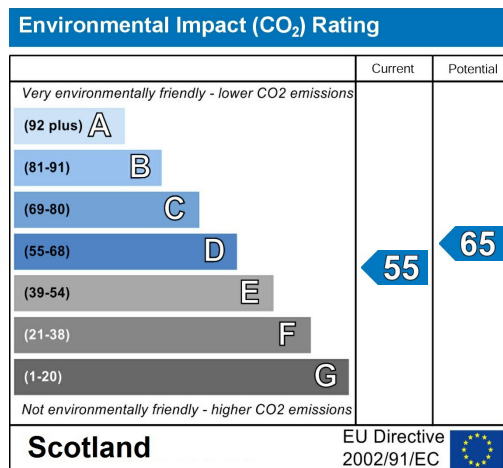
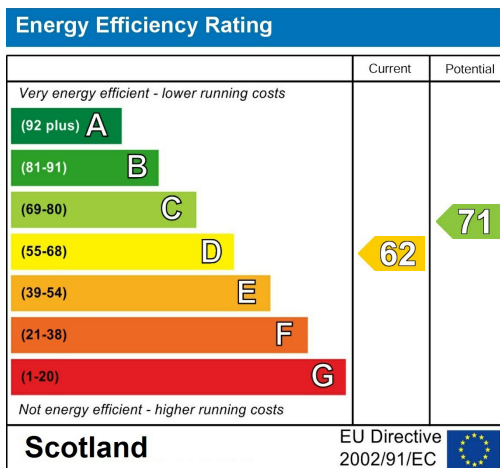
Floorplan







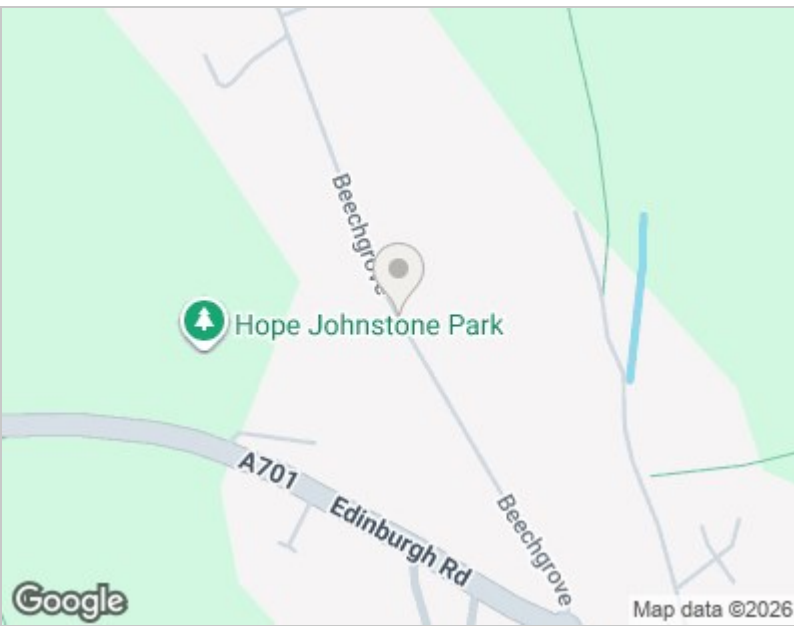
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898 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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