



Shenavall  
Alton Road | Moffat | Dumfriesshire | DG10 9LB

FINE & COUNTRY

# SHENAVALL













# KEY FEATURES

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Superb architect designed single-storey family home, located in one of the best locations in Moffat in a private and quiet setting, yet still within walking distance of local amenities.

Shenavall is a fine detached property built approximately 22 years ago, and of extremely generous proportions, with high quality fixtures and fittings throughout, to include mahogany doors and skirting boards, high ceilings, a multifuel stove to the sitting room and a glorious, landscaped garden. This lovely four-bedroom house sits in a sunny plot set back from a quiet road on the edge of Moffat and is bordered by fields to the rear ensuring privacy and countryside views.

The front door opens into a tiled vestibule, which in turn leads into a generous reception hall. Three steps down from the hall is a roomy dining hall, with 10 ½ ft high ceilings: an ideal entertaining space. Double, glazed doors lead through to the spacious sitting room, which enjoys a dual aspect, high ceilings and an 8kw multifuel stove set into a slate surround.

The kitchen/breakfast room is fitted with an excellent range of modern units, and integrated appliances include an electric hob, oven and grill, dishwasher, fridge and freezer. There is a small island unit with attached breakfasting table and ample room for additional furniture. The kitchen is open plan to a lovely garden room, which is glazed on three elevations and has direct access to the terrace and garden. Also off the kitchen is a useful utility room, with fitted cupboards, sink, plumbing for a washing machine, and an adjacent WC.

All four bedrooms are double in size. Three of the bedrooms boast fitted wardrobes and modern en-suite shower rooms. The family bathroom offers a bath with tiled surround, WC and wash hand basin.

Due to configuration of house & grounds Shenavall could easily lend itself to a working from home environment if so desired.













































## Outside

The property is approached by a private gravelled driveway that culminates in a generous parking and turning area, with a detached double garage for additional parking/storage. The garage has power and light and an up and over door, with pedestrian door to the side.

The beautifully tended gardens wrap around the property and are a credit to the owner. It is predominantly laid to gravel and paved paths for ease of maintenance, with a generous paved terrace, pond with waterfall feature, pergolas, mature shrubs, bushes and colourful flower beds with rhododendrons and azaleas to name a few. The garden borders adjacent fields to the side and rear.

## Location

Shenavall is situated to the north of the town and accessed from Alton Road. Moffat is a highly desirable town with many local amenities including independent shops, cafes, restaurants, supermarket, theatre, art galleries, tennis and rugby clubs, a nature reserve and an 18-hole golf course. Moffat Academy is a well-regarded combined nursery, primary and secondary school. Moffat is well-positioned for the M74 motorway which offers easy access to the north and south, and Edinburgh and Glasgow are easily reached. The A701 from Moffat to Edinburgh is also one of Scotland's most scenic routes.





# INFORMATION



**Services:** The property is serviced by mains electricity, mains water and private drainage to a septic tank (last emptied and inspected less than a year ago). There is oil fired central heating (boiler being serviced June 2024). BT Halo Broadband. Double glazed throughout, with specialised Pilkington K glass.

**EPC:** C

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000.

**Council Tax:** Shenavall is within Dumfries and Galloway council tax band G.

**Solicitors:** A M Simpson, 14 Well Street, Moffat. 01683 220118.

**Tenure and Possession:** The property is held freehold and offered for sale with vacant possession.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

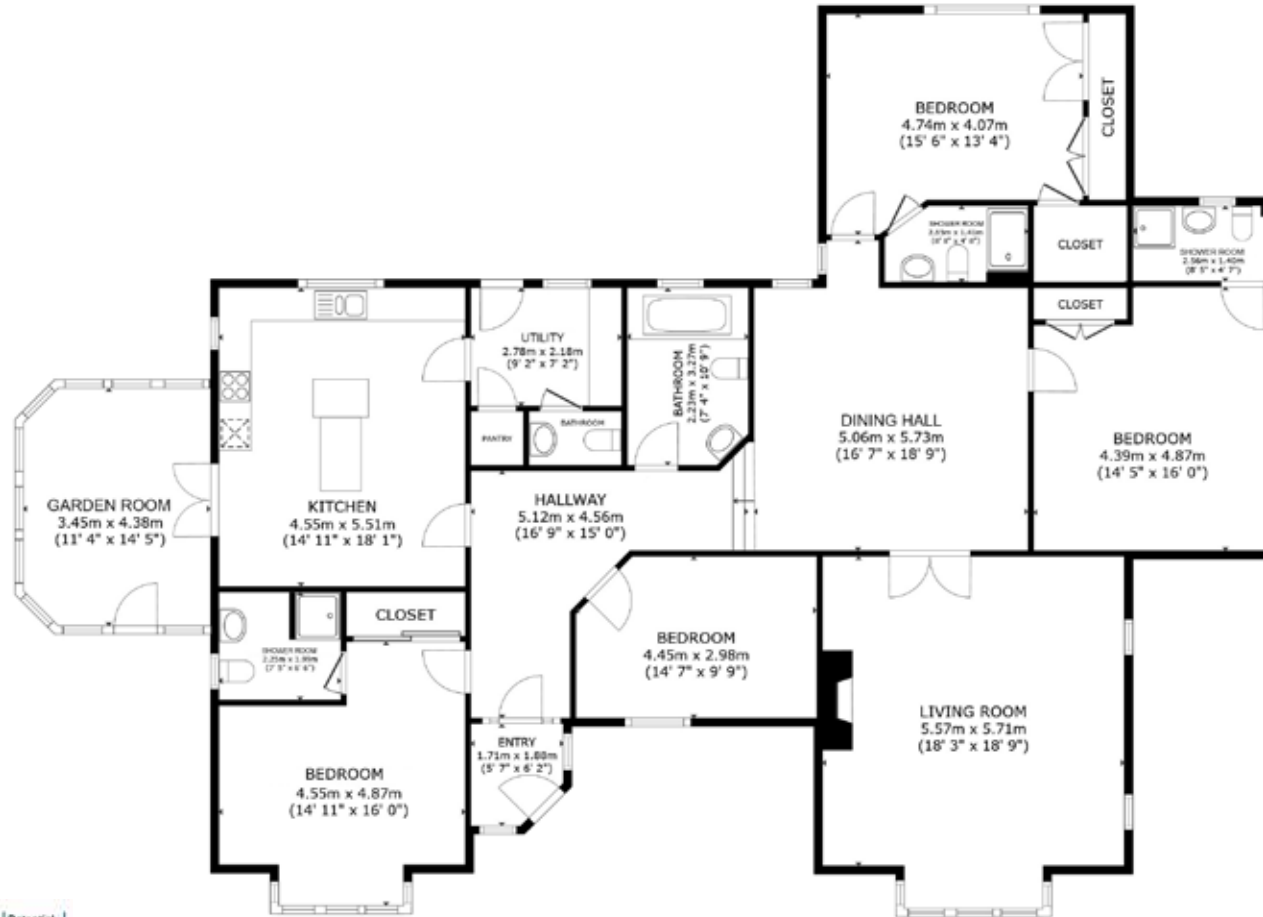
**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Viewing:** Strictly by appointment only through the sole selling agents, Fine & Country South Scotland, 01387 460180.

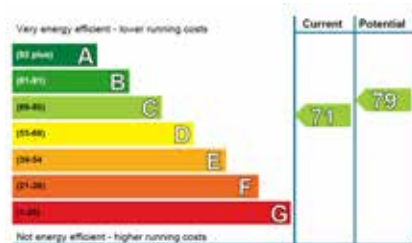
**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.





**FLOOR PLAN**

GROSS INTERNAL AREA  
 FLOOR PLAN 227.6 m<sup>2</sup> (2,450 sq.ft.)  
 TOTAL : 227.6 m<sup>2</sup> (2,450 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 30.05.2024









# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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FOUNDATION

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