



Morlich House
Ballplay Road | Moffat | Dumfrieshire | DG10 9JU

MORLICH HOUSE





Morlich House is a superb detached Victorian family home set in a slightly elevated and private position with a predominantly south and west facing aspect, large garden and views over the surrounding countryside beyond the town's rooftops. Due to its location within Moffat, all local amenities and schooling are within easy walking distance.

Built in circa 1860s, this generous property offers an abundance of lovely original features to include fireplaces, wooden floors, ceiling cornices and a barley twist balustrade to the fine staircase. The house enjoys an abundance of natural light, well-proportioned rooms and a flexible layout.

Until recent years the property was run as a successful Bed & Breakfast, and it would be easy to do so again if so desired.

Accommodation

A solid timber front door with fanlight over opens into the vestibule, with its attractive original tiled floor and where a part glazed inner door leads into the reception hall. The impressive hall features solid wood flooring to the floor, and a lovely staircase with shallow steps and a barley twist balustrade. There are three principal reception rooms on the ground floor. The drawing room is filled with natural light and enjoys a dual aspect, with French doors to the southern elevation and a wide bay window to the front, giving views over the front garden. There is also a multifuel stove set within an impressive marble surround.

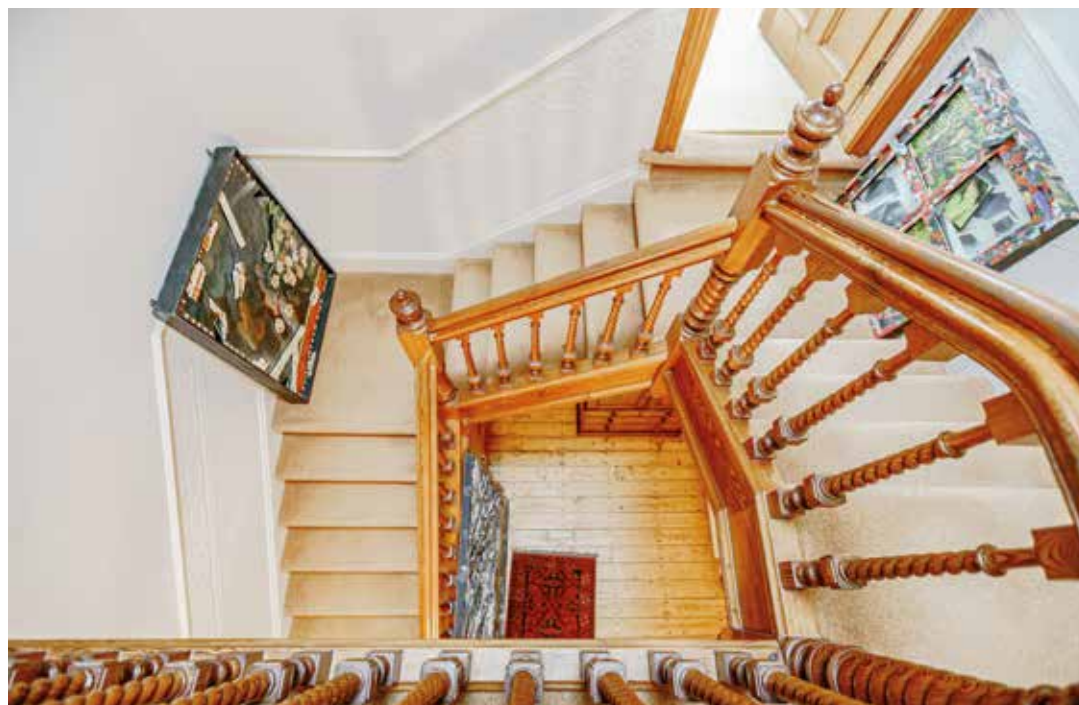
The family/dining room is also located directly off the hall and boasts a bay window to the front, wooden flooring, a shelved Edinburgh press cupboard and a multifuel stove within a stone surround. The third reception room is a multifunctional space with French doors that open to the rear garden and this room could be utilised as a further double bedroom if required, especially given that it boasts a modern en suite bathroom comprising bath with shower over.

The kitchen/breakfast room is generous in size and is fitted with a good range of cream units and complementary worksurfaces. There is a range cooker with gas hob and electric ovens, tiled floor and ample space for dining furniture. In addition, the impressive original range is still evident in this room and is a lovely feature. A unique feature of this house is the secondary kitchen located adjacent to the main kitchen. This room offers additional kitchen storage, a circular sink, integrated dishwasher and space for an American style fridge/freezer.

The utility room, comprising fitted storage units, Belfast sink, and space for white goods, completes the ground floor accommodation, however there are also two useful cellar rooms providing storage too.

The fine staircase rises to a light and spacious first floor landing, lit by a skylight above. At half landing level is a spacious WC, which could easily house a bath or shower if desired. There are four double bedrooms on the first floor, all of which boast large windows and original fireplaces. All bedrooms feature ensuite shower rooms, so are ideal for family living and/or perhaps a Bed & Breakfast opportunity. The fifth bedroom is presently used as an office.

In summary, this is a charming, homely property with so much character and with lovely features throughout and must be viewed to be fully appreciated.





























Outside

A short, shared road from Ballplay Road leads to the private and gated gravelled driveway, offering ample parking to the front and side of the house.

The mature, well-established gardens wrap around the house on three sides. Positioned on a sunny and slightly elevated site, the garden enjoys a good level of privacy. There is a very generous lawn to the front, bordered by shrubs, bushes and mature trees, and lawns to the side and rear. In addition, there is a paved terrace to the rear, offering an ideal spot for alfresco entertaining, and a wood store neatly tucked away at the rear of the house. The garden is fully enclosed and ideal for children and/or pets.

Local Area

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.

There are excellent opportunities for outdoor pursuits in the area, with tennis, golf and fishing available locally and walking and cycling in the nearby hills, with links to the Southern Upland Way.

Moffat is well-positioned for the M74 motorway which offers easy access to the north and south, and Edinburgh (53 miles) and Glasgow (54 miles) are easily reached. The A701 from Moffat to Edinburgh is also one of Scotland's most scenic routes. There are railway stations at Dumfries, Lockerbie and Carlisle, and nearby Lockerbie offers a direct route to London, taking approximately 4 hours.







INFORMATION

Services: Mains electricity, mains water supply, gas fired central heating, mains drainage, multifuel stoves. Double glazed throughout. Broadband supplied by Sky, and a fibre connection is imminent.

Local Authority: Dumfries & Galloway Council – Band G

EPC: D

Home Report: A copy of the Home Report is available on request from Fine & Country Scotland.

Viewings: Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

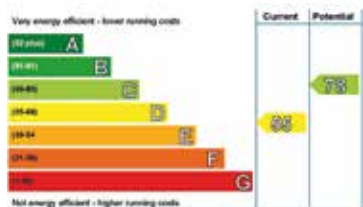
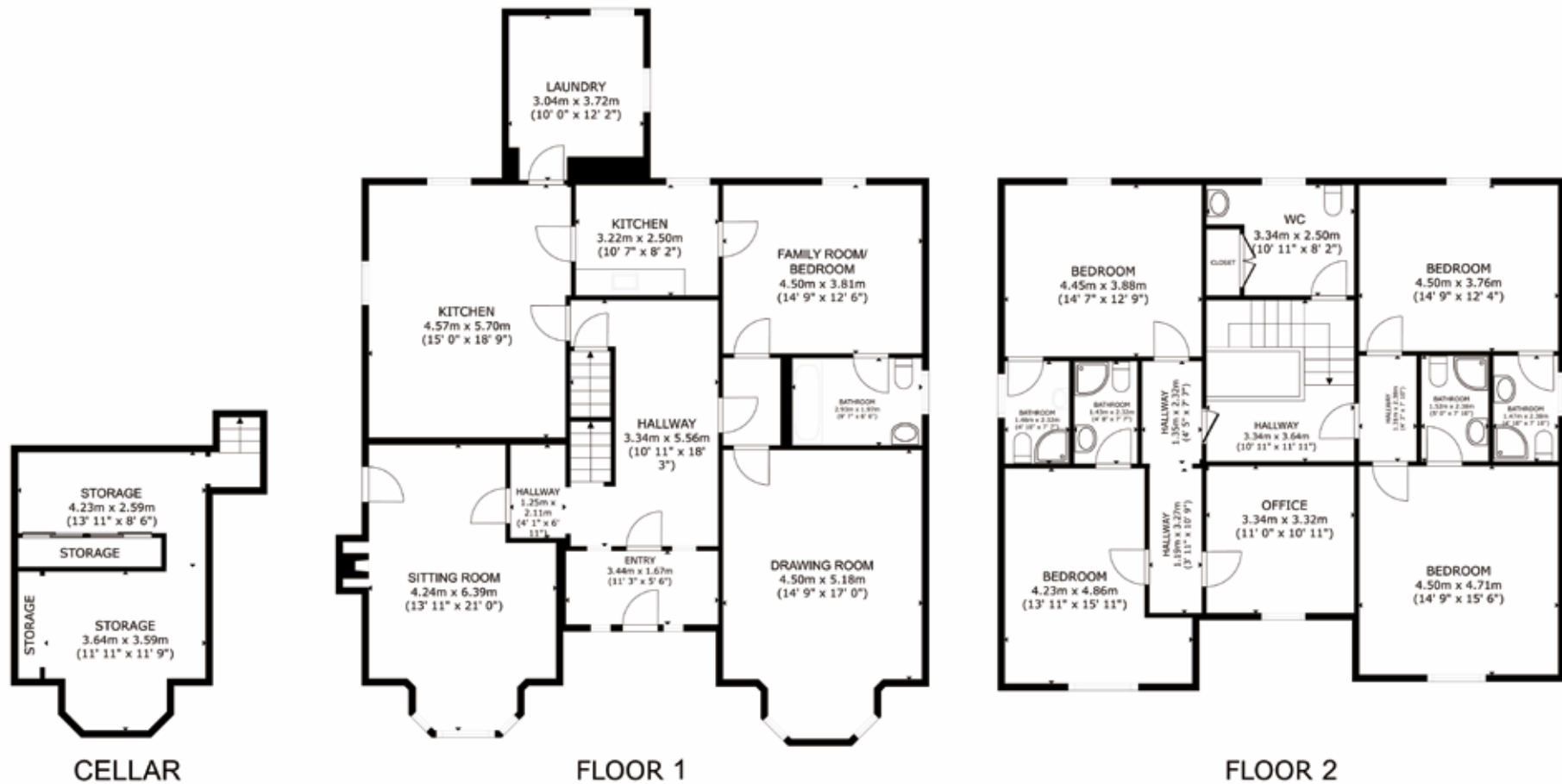
Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s)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

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

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.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on facebook.com/fineandcountrysouthscotland and Instagram on @fineandcountrysouthscotland.

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GROSS INTERNAL AREA
 FLOOR 1 25.9 m² (278 sq.ft.) FLOOR 2 152.2 m² (1,638 sq.ft.) FLOOR 3 133.6 m² (1,438 sq.ft.)
 TOTAL : 311.7 m² (3,355 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 14.04.2025





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