



HIGHMORE

Beattock, Moffat, DG10 9RD



LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Location Plan

HIGHMORE

Beattock, Moffat, DG10 9RD

Moffat 3 miles, Dumfries 18.5 Miles, Carlisle 40 miles, Edinburgh 61 Miles

A TRADITIONAL SEMI-DETACHED COTTAGE OCCUPYING AN ELEVATED SITE WITH OPEN COUNTRYSIDE VIEWS ACROSS THE MOFFAT HILLS AND BEYOND

- CHARMING SEMI-DETACHED TWO BEDROOM COTTAGE
- GENEROUS GARDEN GROUNDS AND AMENITY LAND
- USEFUL OUTBUILDING & SUMMER HOUSE
- SOLAR PANELS AND AIR SOURCED HEAT PUMP
- PLUSNET FULL FIBRE TO THE HOUSE
- WITHIN A SHORT DRIVING DISTANCE TO MAJOR ROAD NETWORK

VENDORS SOLICITORS

Heather Burnett
Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk

INTRODUCTION

Highmore is a thoroughly charming rural semi-detached cottage, tucked away in a quiet cul-de-sac within a beautiful area of Dumfries and Galloway, close to the popular tourist town of Moffat.

Set across two floors, the property comprises an open-plan kitchen/dining area, family bathroom, living room and office/porch on the ground floor, with two double bedrooms on the first floor. A more detailed description of the accommodation along with a floor plan is available within the particulars of sale.

The cottage is approached via a shared hardstanding driveway with ample parking to the rear. Also to the rear is an area of amenity woodland with established pathways, providing a lovely space for gentle walks and an ideal environment for pets to roam safely. Mature garden grounds wrap around the property, complemented by a woodstore and a summer house that enjoys wonderful open countryside views across the Moffat Hills. Given the peaceful location, a rich variety of native wildlife can be observed daily.

The nearby town of Moffat is a historic spa town in the Annandale Valley, 21 miles from Dumfries and only two miles from the M74, offering excellent transport links north and south. Its wide, tree-lined high street retains much of its original character, and the town has strong connections with both the Moffat and Johnstone clans. Once famed for its spa waters, Moffat's history is marked by the Ram Statue on the high street and the former Hydropathic Hotel, which stood until 1921.

The surrounding hills and the local section of the Southern Upland Way provide superb walking opportunities, while the River Annan offers excellent fishing. In recognition of its outstanding walking environment, Moffat was the first town in Scotland to receive 'Walkers Are Welcome' status. Moffat also takes the title of Europe's first Dark Sky Town, having adopted special street lighting to keep light pollution to a minimum in order to preserve the wonders of the night sky. The town offers excellent restaurants and cafés, along with a variety of independent shops, including the well-known sweet shop famed for its traditional Moffat Toffee.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-

catered for as there exist the ability to take shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses.

DIRECTION

As indicated on the location plan which forms part of these particulars.

What3Words: ///lame.glance.idealist

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Highmore are sought **in excess of: £178,000**

VIEWING

Viewing is strictly by appointment with the sole selling agent.

Threave Rural
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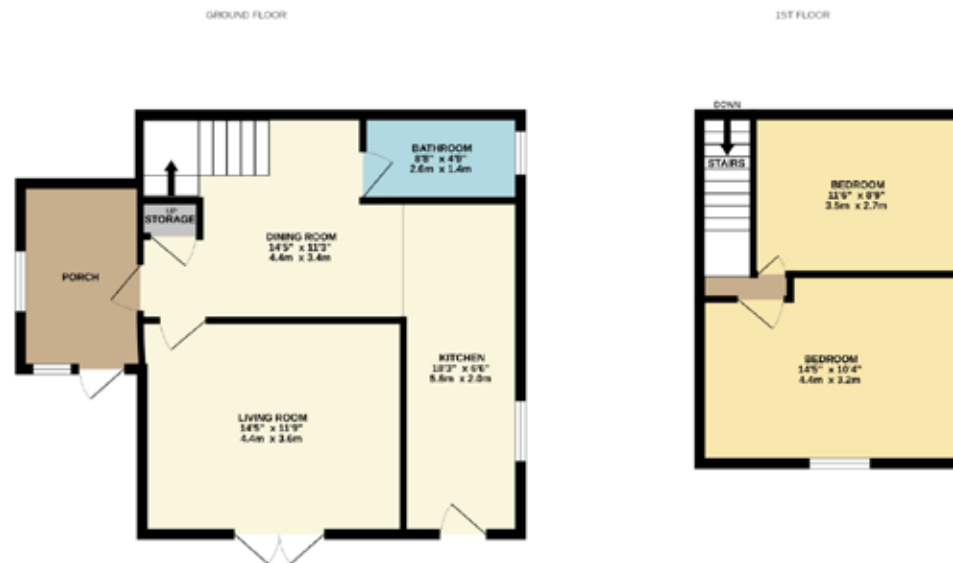
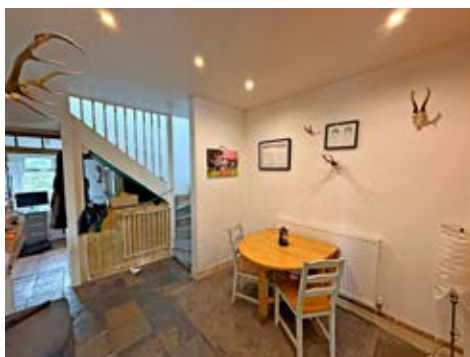
PARTICULARS OF SALE

HIGHMORE COTTAGE

This charming cottage is set in a rural location, occupying a generous plot with a hardstanding yard providing ample parking. The accommodation briefly comprises:

- **Kitchen**

Accessed via a side door, the lovely cottage-style kitchen features a range of units, an electric oven and cooker and a sink. The kitchen is plumbed for white goods and has a large window overlooking the rear garden. It leads seamlessly into the open dining area.



• Dining Area

This open-plan space, adjoining the kitchen, is warmed by a multifuel-burning stove and offers ample room for a dining table.

• Family Bathroom

Fitted with a shower over the bath, WC, and wash hand basin, and a window to the rear.

• Living Room

The living room features French doors opening out into the garden, offering views over the Moffat Hills. A multifuel-burning stove set in an oak fireplace provides a cosy focal point for winter evenings.

• Office/ Porch

Originally the front porch, this room is currently used as an office and storage space. It has windows to the front and side, as well as the main entrance door.

• Stairway

Under the stairs is a bar area, currently used for storage. The upper landing features a large window to the front.

• Double Bedroom 1

With a large window to the side, a built-in cupboard and a wood burning stove.

• Double Bedroom 2

With a large window to the rear and a fireplace which is no longer in use.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Mains	Mains	Airsourced	C	C (71)

OUTSIDE

Highmore is set in a peaceful rural location, with a tiered garden featuring lawn areas, mature trees, and shrubs, all enclosed by hedges. To the side of the house, a timber summerhouse with adjoining decking enjoys views over the Moffat Hills, making it a pleasant spot for outdoor dining or relaxing.



Behind the property, an area of woodland with established pathways provides a safe space for pets to roam and for gentle walks. A hardstanding area offers ample parking, complemented by a convenient woodstore and a shelter for additional storage.

HOME REPORT

The home report can be downloaded from our website.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes, etc. whether public or private, and whether constituted in the title deeds or not). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Heather Burnett at Turcan Connell**, for a definitive list of burdens subject to which the property is sold.

INGOING

There are no ingoing claims affecting the property.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.



OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.



IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared November 2025

