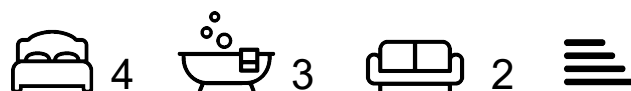




## Motte Road

Moffat, Dumfriesshire, DG10 9FG

£450,000



- The Ladbroke is a Detached Executive Family Home
- Luxurious Master Bedroom with En-suite, three further Double Bedrooms
- German-made LEICHT kitchen with SIEMENS built in appliances as standards
- Choice of bespoke finishes and selected upgrades available, subject to build stage
- Computer-generated images (CGIs), artist's impressions, and photographs are provided for illustrative purposes only
- Stunning Open-Plan Kitchen, Dining and Family Room, plus a generous separate Living Room
- Family Bathroom, Utility Room, Integral Garage
- Stylish, contemporary interiors finished to a high specification
- Energy-efficient specification including air source heat pump, solar PV panels and MVHR
- Exclusive Development by Hartfell Homes with 10 Year Warranty

# Motte Road

Moffat, Dumfriesshire, DG10 9FG

£450,000



## Plot 14 - The Ladbrooke

Discover exceptional new homes at Auldtoun Park, an exclusive residential development in the charming town of Moffat, Dumfries and Galloway.

Nestled within one of southern Scotland's most picturesque settings, Auldtoun Park offers a thoughtfully designed collection of beautifully crafted two, three and four bungalows, alongside spacious three, four and five-bedroom family homes. Surrounded by rolling countryside and breathtaking landscapes, this highly desirable development combines the tranquillity of rural living with the convenience of a welcoming market town.

The Ladbrooke is an exceptional four-bedroom detached family home offering generous accommodation across two floors. The impressive open-plan kitchen, dining and family room provides the perfect setting for everyday life and entertaining, complemented by a spacious separate living room for relaxing evenings.

Upstairs, the luxurious principal bedroom enjoys a contemporary en-suite, while three additional double bedrooms are served by a beautifully appointed family bathroom. A practical utility room, downstairs cloakroom, integral garage and excellent storage throughout ensure The Ladbrooke effortlessly combines elegant design with everyday functionality for modern family living.

Set within the beautiful rolling countryside of Dumfries & Galloway, Auldtoun Park offers an exceptional opportunity to enjoy modern rural living within the highly desirable town of Moffat. Combining a peaceful countryside setting with excellent connectivity, the development is ideally located just minutes from the A74(M)/M74 and A701, providing convenient access to Carlisle, Edinburgh, Glasgow, the Scottish Borders and Dumfries. Moffat is a charming conservation town renowned for its rich heritage, vibrant cultural scene, independent shops, award-winning cafés, restaurants and year-round events. Surrounded by outstanding natural beauty, residents can enjoy a wealth of outdoor pursuits including walking, cycling, fishing and golf, while excellent local schooling, including Moffat Academy, makes it an ideal location for families. Auldtoun Park perfectly blends countryside tranquillity with the convenience and character of a thriving Scottish town

### Entrance Hallway

### Cloakroom/WC

### Living Room

16'8" x 11' (5.08m x 3.35m)

### Kitchen Dining Family Room

26'9" x 11'3" (8.15m x 3.43m)

### Utility

9'9" x 4'3" (2.97m x 1.30m)

### Master Bedroom

14'3" x 10'4" (4.34m x 3.15m)

### Ensuite Shower Room

8'7" x 3'11" (2.62m x 1.19m)

### Bedroom 2

11'11" x 10'1" (3.63m x 3.07m)

### Bedroom 3

9'11" x 9'3" (3.02m x 2.82m)

### Bedroom 4

14'4" x 9'3" (4.37m x 2.82m)

### Bathroom

8'7" x 6'7" (2.62m x 2.01m)

### Integral Garage

16'2" x 9' (4.93m x 2.74m)

### Please Note

Computer-generated images (CGIs), artist's impressions, and photographs are provided for illustrative purposes only. They are intended to give a general indication of the proposed development and are not intended to represent the final appearance, specification, or finish of any property

### Whats 3 Words

///unique. dimes. composes

### Hartfell Homes

#### About Hartfell Homes

Hartfell Homes & Developments Limited have been developing and building innovative homes within thoughtfully planned-out communities for well over 20 years around Moffat, Dumfries and Galloway, Scotland. Our ambition is simple, to design and build quality homes that you'll aspire to and want to live in.

To achieve that ambition, every stage of construction - from initial ground and foundation works - all the way through to external and internal 'finishes' are personally supervised by a director of Hartfell Homes. Only when we are satisfied with overall build quality and all finishes, are we then ready to hand our houses over to you, our new home owner, to begin your journey of making our house into your brand new home. But our journey in creating your home doesn't stop there.

Our 'Aftercare' is second to none and we pride ourselves in providing a friendly, easily accessible and efficient after-sales service for our home owners, so we can take care of your home after you've moved in. Hartfell's passion, pride, commitment and enthusiasm is at the heart of every home we build.

We look forward to welcoming you to Auldtoun Park and introducing you to your new dream home!

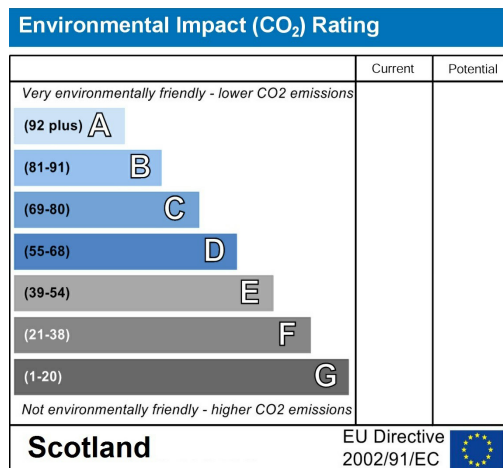
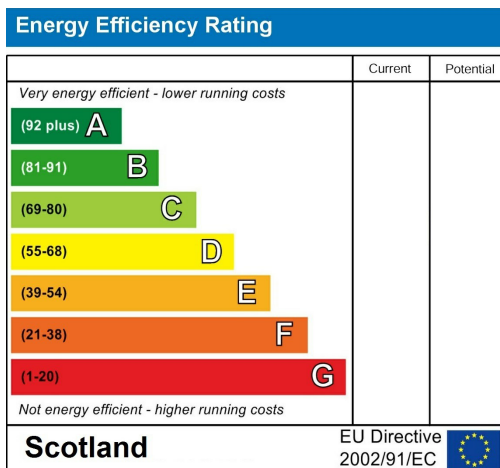
Floorplan







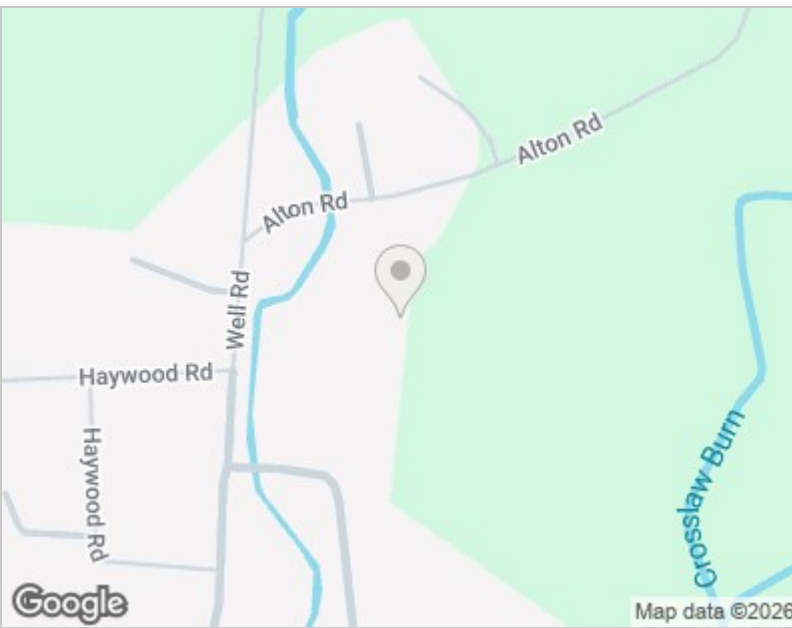
## Energy Efficiency Graph



## Viewing

Please contact our Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET *you* THERE

Tel: 01387 245898



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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