



The Limes
Beattock Road | Moffat | Dumfriesshire | DG10 9SD

THE LIMES



The Limes is a superb, detached family home set in a private position on the edge of town, boasting a large garden and uninterrupted views over the surrounding hills. In addition, there is an attached 3.17 acre paddock with gated access from the garden grounds.



STEP INSIDE

Built in 1979 this generous property offers an abundance of natural light, well-proportioned rooms and a flexible layout. Most rooms enjoy a dual aspect via large, arched windows. The present owners have taken great care in upgrading The Limes over the past fifteen years, and the house offers high quality fixtures and fittings with bespoke joinery and a Shaker style kitchen, an impressive, landscaped garden and even a resistance swimming pool.

Accommodation

A solid oak front door with glazed side panels, opens to a generous and welcoming reception hall. The main feature of this space is the impressive sweeping staircase with galleried landing above, bespoke made by Hiddleston Joiners. There is a solid oak floor and direct access to all principal ground floor rooms.

The sitting room boasts a dual aspect (as do most rooms in the house) with full height arched windows maximising the view across the garden and field, to the hills. This lovely room features an engineered oak floor and has doors to both the kitchen and the hall.

The kitchen/dining room is the heart of the home and comprises a Shaker style kitchen with complementary worksurfaces and a large central island that houses the stainless-steel sink. There is a gas range cooker and integrated appliances include a dishwasher, full size fridge and freezer. The kitchen is flooded in light and has ample room for dining furniture, as well as providing access to the rear garden and direct access into the useful internal boiler room, which also provides storage units and houses the hot water tank.

To the southern elevation of the home is a bright reception room, presently used as a home office, that enjoys those fabulous views towards the hills, and a large utility/boot room with WC off.

The fine staircase rises to a light and spacious first floor landing that features bespoke built-in shelving and a desk. The principal bedroom boasts a dual aspect, built-in cupboard and a walk-in wardrobe, offering hanging and shelving. There is also an ensuite bathroom, comprising bath with hand-held shower attachment, a generous shower cubicle, WC, wash hand basin set into a vanity unit and tiled surrounds.

The second bedroom has a sunny corner position with far reaching views and features a walk-in wardrobe providing hanging and shelving. The remaining two bedrooms are both doubles in size. The family bathroom comprises a bath with handheld shower attachment, a corner shower cubicle, WC and a wash hand basin set in a vanity unit.

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























STEP OUTSIDE

The property is well hidden from the road behind a high hedge. A gated, private entrance opens into the extensive tarmac driveway, with ample parking and turning areas. The driveway culminates by the garaging on the south side of the house. The mature, well-established gardens wrap around the house and are a real credit to the present owners, who are keen gardeners. The immaculate grounds have been beautifully landscaped, featuring expansive areas of lawn bordered by low stone walls, productive flower beds, mature shrubs and bushes, raised beds and a fruit cage, while a smart porcelain tiled path and terraces offer the ideal spots for alfresco entertaining, with a feature pergola to the larger terrace. Lovely open views can be enjoyed from most areas in the garden.





PADDOCK

The field is ideal for grazing, extends to 3.17 acres and is fully stock proof. There are two gated access points from the garden, one of which can be accessed by vehicles via a 'hidden' access track with grass reinforcement mesh underneath, protecting the grass.

OUTBUILDINGS

Garage 1 – Detached timber clad double garage with twin up and over doors and pedestrian door. Power, light and concrete floor.

Garage 2 – Detached brick-built garage with up and over door and workshop area to rear. Power, light and concrete floor.

Pool Room – Detached timber clad purpose-built building, insulated and heated, with windows on two elevations. The heated pool offers an adjustable counter-current allowing you to swim in place.



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.

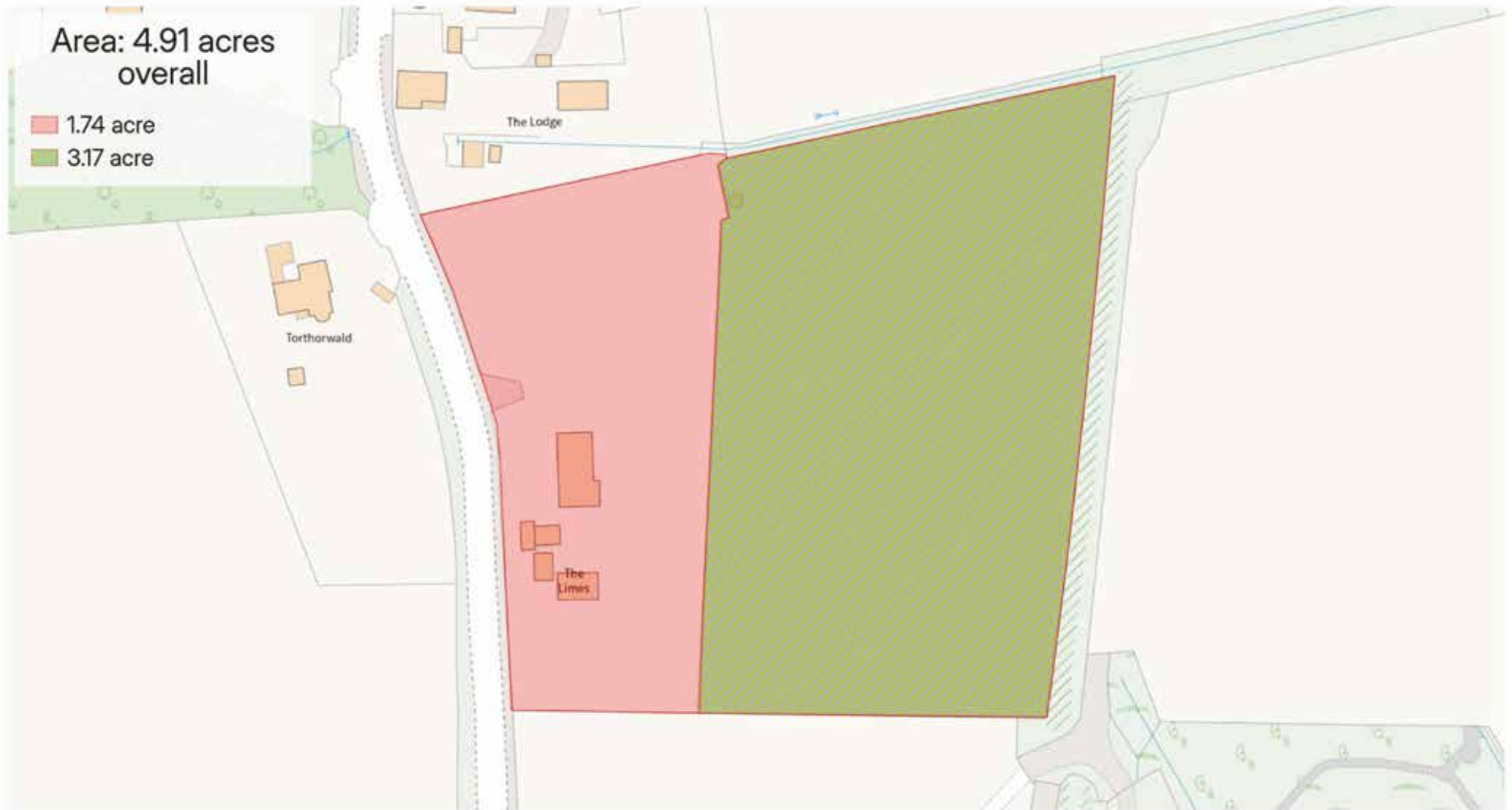
There are excellent opportunities for outdoor pursuits in the area, with tennis, golf and fishing available locally and walking and cycling in the nearby hills, with links to the Southern Upland Way.

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.





The Limes, Beattock Road, Moffat





Services: Mains electricity, mains water supply, gas fired central heating to the house and oil fired heating to the pool room, private drainage to septic tank (registered with SEPA). Double glazed throughout (bar one window). Broadband supplied by BT, and a fibre connection is imminent.
Local Authority: Dumfries & Galloway Council – Band G
EPC: C

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.

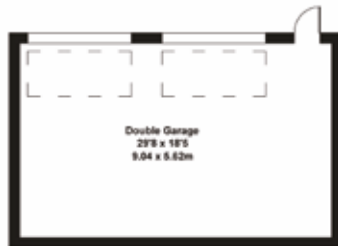
Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks when an offer is accepted. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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](https://www.facebook.com/fineandcountrysouthscotland) and Instagram on [@fineandcountrysouthscotland](https://www.instagram.com/fineandcountrysouthscotland).

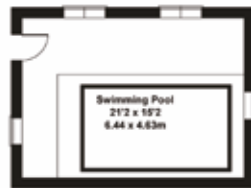
Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

Very energy efficient - lower running costs		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

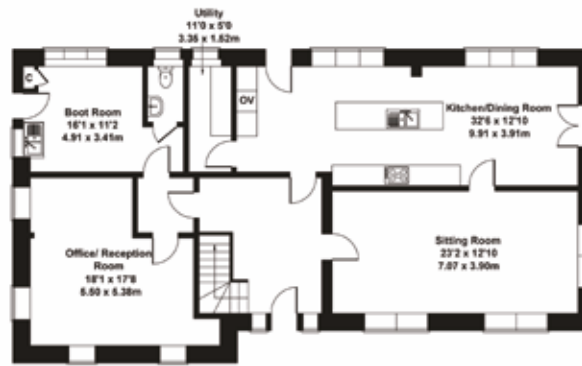
The Limes
Approximate Gross Internal Area
3843 sq ft - 357 sq m



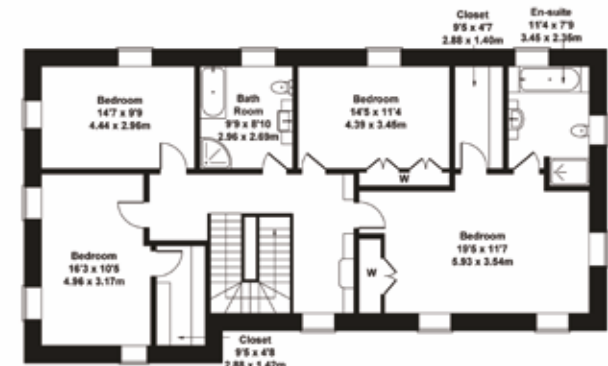
GARAGE



SWIMMING POOL



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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:





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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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