



The Brae
Beattock Road | Moffat | Dumfriesshire | DG10 9SE

THE BRAE

Set in a private, elevated position on the edge of town, boasting a large garden and uninterrupted views over the surrounding hills, The Brae offers excellent family accommodation in a very desirable location.



ACCOMMODATION

Built in 1935 this generous property offers an abundance of natural light, well-proportioned rooms and a flexible layout. The house enjoys quality fixtures and fittings that blend well with the original features that include the stair balustrade, doors, fire surrounds, room bells and wooden flooring. It is also worth noting that all original solid wood floors are intact underneath the professionally laid laminate and the ceramic tiles in the kitchen. During the vendor's ownership (10 years), major refurbishments have been carried out to include reroofing, new plumbing, new electrics and the installation of a kitchen and bathroom, as well as redecoration throughout.

Accommodation

A solid wood front door opens into a vestibule with tiled floor and useful understair cupboard. A glazed inner door then leads into the welcoming reception hall, lit by the half landing window and featuring an attractive solid wood floor and part panelled walls. The hall also gives direct access to all ground floor rooms.

The sitting room is located at the front of the property and is an elegant room with a living flame effect gas fire, solid wood floor and a charming turret nook that gives lovely views over the front garden and to the hills in the distance.

The dining room is also a well-proportioned, elegant room with fine detail and a large window to the front elevation, again giving superb open views, with a further window to the south elevation. There is an electric fire in an attractive timber surround and a solid wood floor.

The snug is tucked away at the rear of the property and is currently used as an informal sitting room but would equally make a good playroom or home office. There is a solid wood floor, large windows to the rear, recessed display shelving and cupboard, and a living flame effect gas fire.

The kitchen is handily located immediately next to the dining room, with a small servery/shelved area separating the two rooms. The kitchen is fitted with a range of Shaker style units and complementary worksurfaces. There is a smart electric Aga (installed 2024) and integrated electric ovens and fridge/freezer. The room enjoys a dual aspect and direct access to the rear patio, laundry room and garden.

A downstairs cloakroom, comprising WC and wash hand basin, completes the ground floor accommodation.

The staircase rises to a light and spacious first floor landing that has a built-in storage cupboard and access to the attic. The attic is accessed by a pull down ladder and is insulated and boarded, with electric lighting. There are four double bedrooms, a bathroom and a shower room on the first floor. The two bedrooms to the front elevation enjoy superb views across to the Moffat hills while the two rear bedrooms boast views over the rear garden. The bathroom comprises a free-standing claw foot bath, WC, wash hand basin and Victorian black and white chequered flooring, while the shower room comprises a shower cubicle, WC and wash hand basin.

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











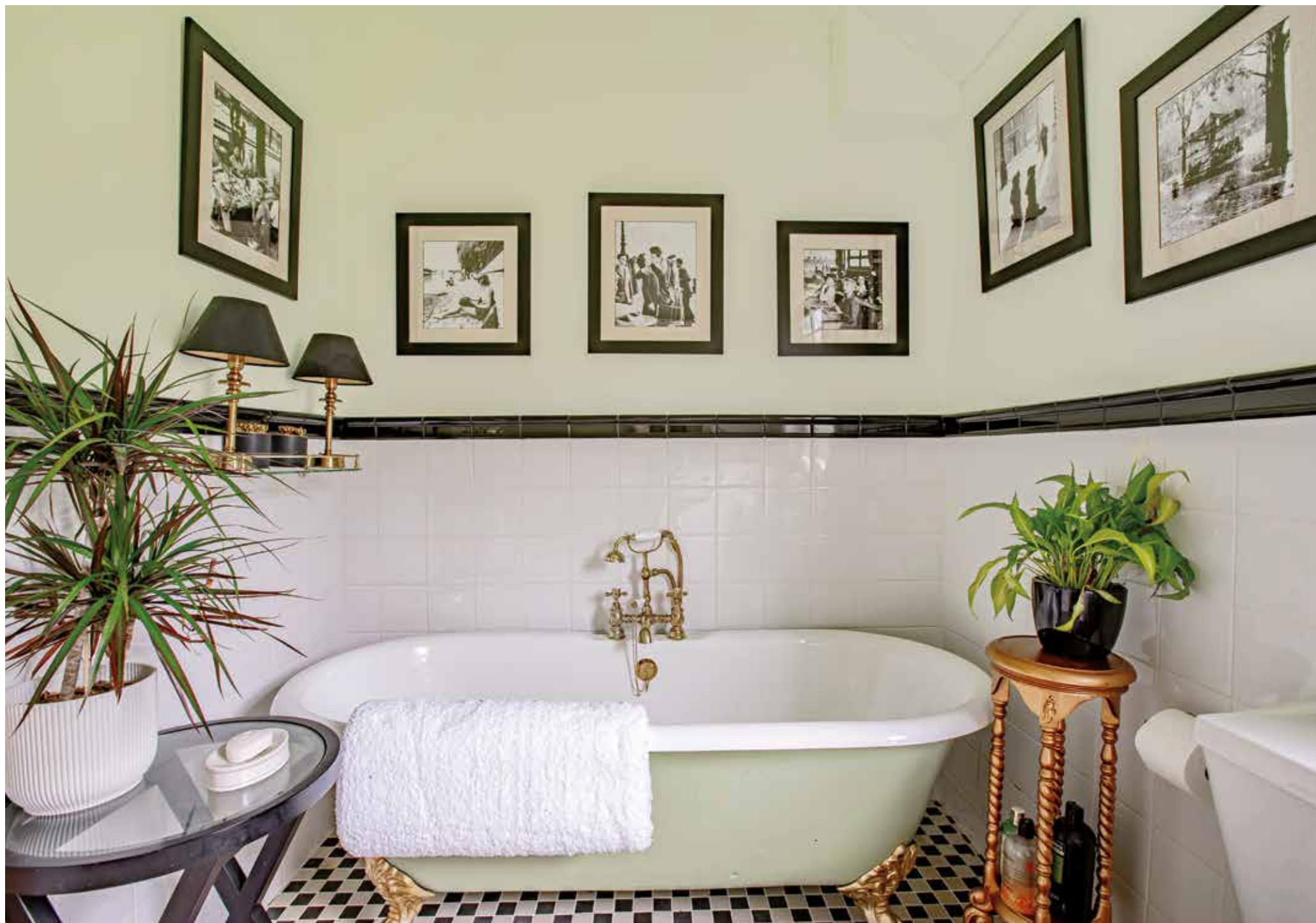


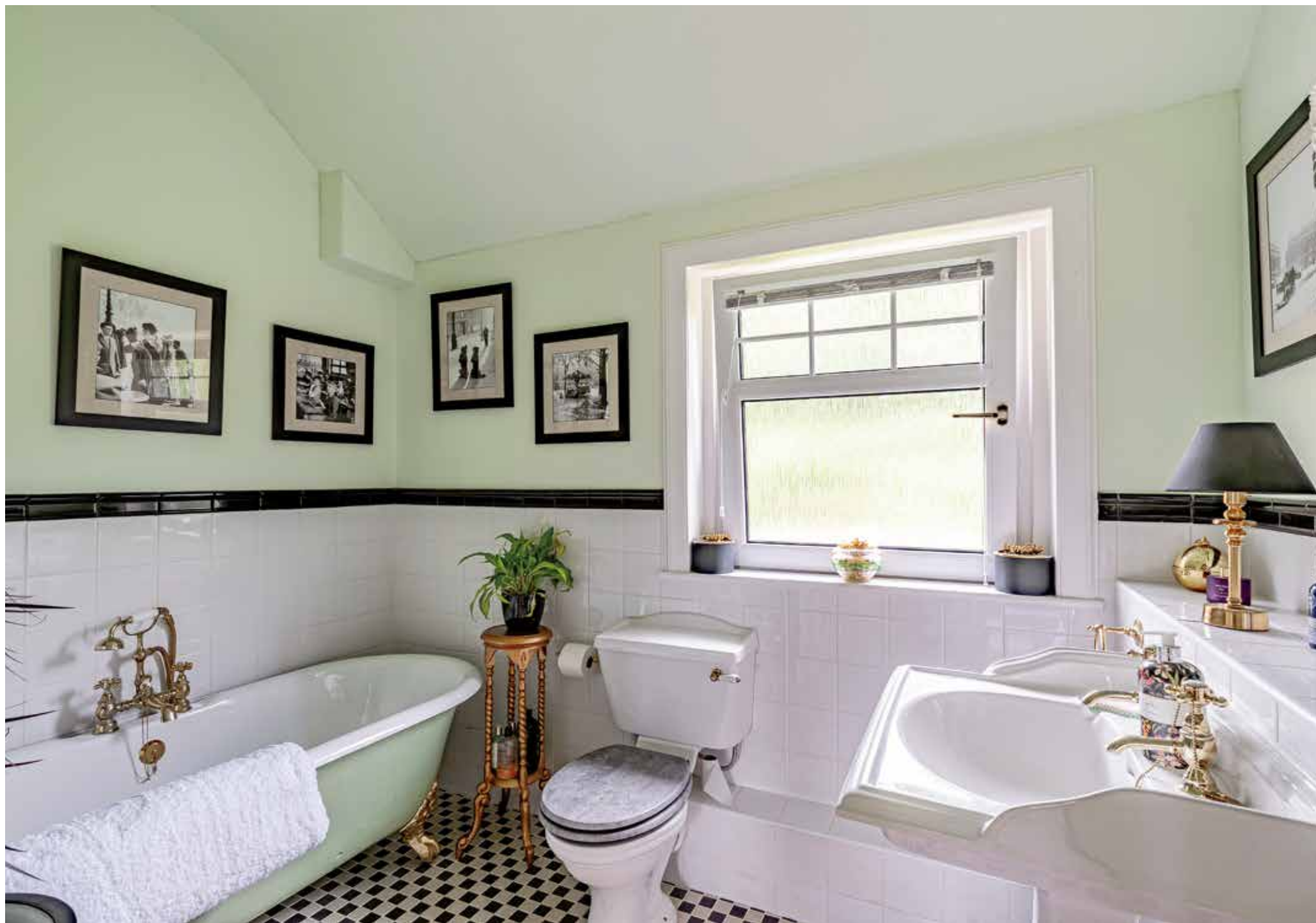












OUTSIDE

The Brae is set well back from the road and boasts a private, elevated position. A private stone pillared entrance opens into the driveway. The garage can then be found immediately on your left-hand side and the driveway then continues up the garden and round to a parking and turning area in front of the house. The driveway is flanked by gently sloping lawns, well stocked herbaceous beds and established trees.

Stone stairs with hand railings provide access to the front door and a paved patio wraps around the house providing spots for al fresco entertaining.

The rear garden has a paved patio area directly by the house, and stone steps then lead to a very private, enclosed garden, which is predominantly laid to lawn and bordered by broadleaf trees and bushes, enhancing the privacy and seclusion. There are rhododendrons, eucalyptus trees and fruit trees to include apple, Victoria plum and cherry. There is a small summerhouse as well as a larger raised log cabin, which has a timber deck and is an excellent spot for entertaining and/or relaxing with a book.

Located directly outside of the rear kitchen door is a detached red brick outhouse, which has a slate roof, power and light, and which is currently used as a laundry room/utility outhouse.

Garage

White painted render single garage with up and over door, power, light and water, and all under a tiled roof.

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 served by a fast and frequent bus service to Glasgow and Dumfries. There is also a three times daily service to Edinburgh. 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 (paid for by Annandale Estate), gas fired central heating, private drainage to septic tank (registered with SEPA). Double glazed throughout. Fibre broadband to the premises.

Local Authority: Dumfries & Galloway Council – Band F

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

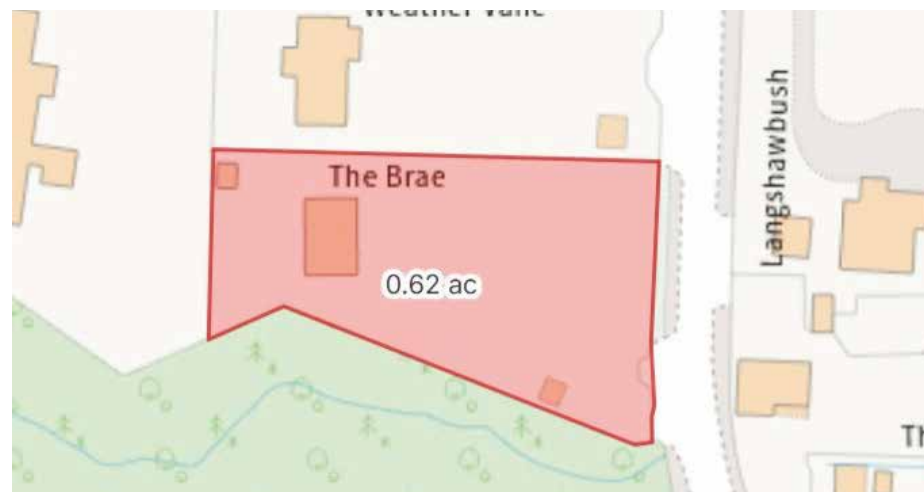
Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s)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

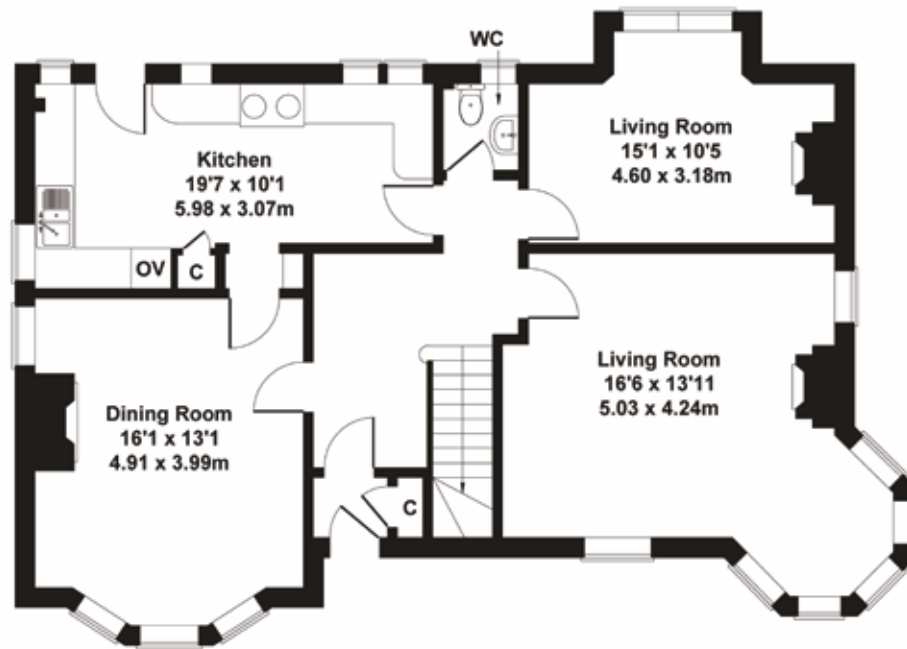
Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on facebook.com/fineandcountryscotland and Instagram on [@fineandcountryscotland](https://instagram.com/fineandcountryscotland).

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.

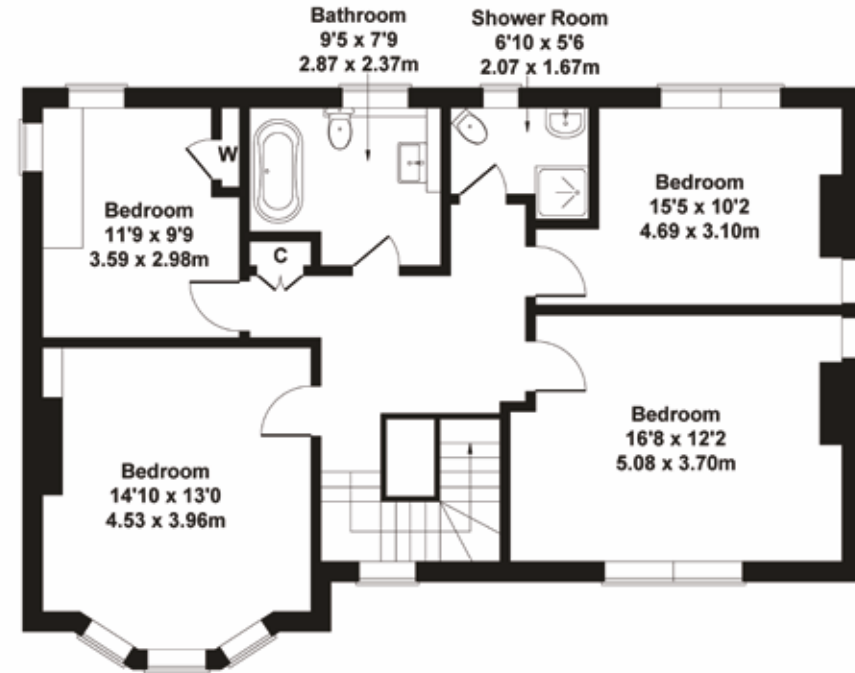


The Brae

Approximate Gross Internal Area
1894 sq ft - 176 sq m

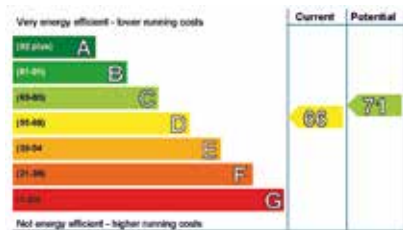


GROUND FLOOR



FIRST FLOOR

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





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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

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.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Scotland
The Bothy, Summerhill House, Summergate, Annan DG12 6SH
01387 460180 | scotland@fineandcountry.com

