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Aisir, Beattock Road, Moffat
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Aisir

Beattock Road, Moffat, DG10 9SD

Moffat 0.7 miles, Dumfries 20 miles, Glasgow 57 miles, Edinburgh 53 miles

Aisir is a well appointed detached bungalow which enjoys expansive rural views over the Moffat countryside.

Ground Floor:

Outer front door to welcoming entrance hallway, general purpose cloaks store, modern kitchen, utility room with door to integrated single garage and door to gardens. Formal dining area with informal sitting area, open plan from kitchen with sliding doors to gardens, twin leaf French doors from dining to formal sitting room, glass insert door to gardens, picture frame window to rolling countryside views. Hall to family shower room, linen stores, bedroom 1 (master) with ample fitted mirrored wardrobes and en suite shower room. Bedroom 2 with double fitted wardrobes, bedroom 3 with double fitted wardrobes. Access from the hallway to loft via retractable ladder.

Outbuildings:

Integral single garage with manual up and over shutter door.

Gardens:

Via a gated tarmac driveway, shared with one other property, leading to a sheltered private tarmac and gravel vehicular hard standing, parking and turning area. The front gardens are low maintenance by design and mainly to parking with an assortment of beds and bushes at the fringes. There are 2 personal timber gates either side of the property that provides access along the side of the property via a paved pathway leading to rear gardens. The rear gardens have been beautifully maintained with a combination of level lawns and paved patio areas, ideal for alfresco sitting, dining and enjoying evening sundowners with views out across the rolling countryside. Planted beds and bushes bring colour and interest to the gardens whilst offering privacy and seclusion, further bounded by a stone wall.

About 0.2 acres

Situation

Aisir is positioned on very outskirts of the popular town of Moffat. While private, peaceful and enjoying all associated with rural living, Aisir remains convenient for easy access to the south, central Scotland and beyond.

Moffat is a picturesque former spa town, which has been popular as a holiday resort since the seventeenth century. Settled below the Southern Upland Hills, it remains very appealing to this day and has been designated as an area of outstanding natural beauty.

There are numerous excellent local shops and services, including many hotels and restaurants. Moffat Academy (with primary and secondary schools) is well respected, and the town has good sports and recreational facilities.

The continuing popularity of Moffat and its surrounding area is due in part to its convenient distance from Edinburgh (53 miles) and Glasgow (57 miles). There are mainline train services from Lockerbie (15.4 miles) and the M74 can be joined in a few minutes, leading to Carlisle and the South. There are also daily bus services to Dumfries town, Glasgow centre. Additionally, the local Annandale Community Transport Service (ACTS) operate regular fortnightly bus services to Peebles and Carlisle as well as day tours.

Dumfriesshire is one of the most attractive parts of southern Scotland. With a mild climate and unspoilt countryside, a great variety of walks can be enjoyed in the vicinity and riding is particularly popular. Salmon and trout fishing can be arranged locally and there are several golf courses within easy reach. The Solway Firth is less than an hour's drive away.





Description

shared and private driveway and is the furthest property of two on the drive, nestled in a quiet and secluded corner. The property has expansive rural views over the Moffat countryside and is set within well-manicured garden grounds. The property itself is laid across one easily managed level with light and bright accommodation. Externally, the property is completed in pebble dash finish with red sandstone relief, all neatly presented under a dark grey tiled roof.

The house is set just off Beattock Road and from its privatised and secluded position, there are exceptional aspects around the upper reaches of the River Annan.

Ground Floor

Outer front door to welcoming entrance hallway, general purpose cloaks store, modern kitchen with integrated NEFF appliances, informal breakfasting and dining bar, windows to front and rear gardens, utility room with door to integrated single garage and door to gardens. Formal dining area with informal sitting area, open plan from kitchen with sliding doors to gardens, twin leaf French doors from dining to formal sitting room with gas imitation fireplace, glass insert door to gardens, picture frame window to rolling countryside views. Hall to family shower room with walk in shower enclosure and 'Gerebit' wc, linen stores, bedroom 1 (master) with ample fitted mirrored wardrobes and fitted

bedroom furniture, en suite shower room, window to front gardens. Bedroom 2 with double fitted wardrobes and views out across rolling countryside, bedroom 3 with double fitted wardrobes and views out across rolling countryside. Access from the hallway to loft via retractable ladder.

Outbuildings

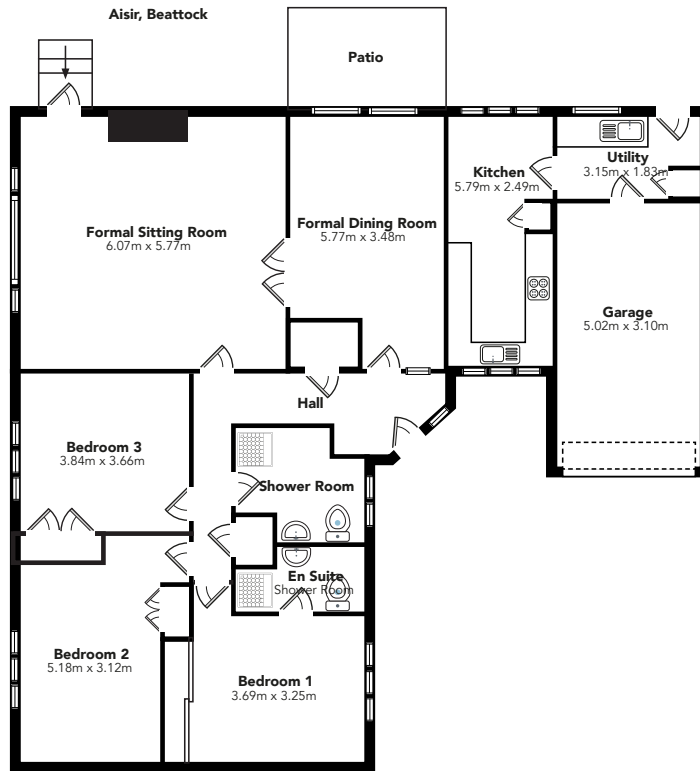
Integral single garage with manual up and over shutter door.

Gardens

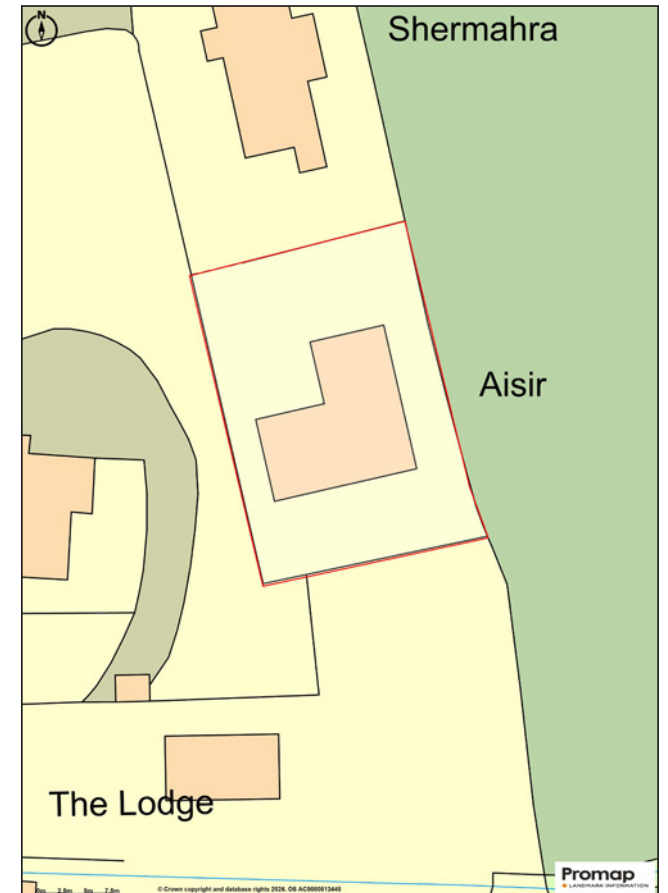
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Floorplan and Site Location



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Dumfries & Galloway Council

Tel: 01387 260 000.

Note: The services have not been checked by the selling agents.

Services

Mains water supply, drainage is by private septic tank, mains gas, gas central heating, double glazing.

Council Tax

Aisir is in Band G and the amount of council tax payable for 2026/2027 is £3,594.77.

EPC

EPC rating C.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Travel Directions

From Glasgow, proceed south on the M74 heading for Carlisle, follow the M74 for about 55 miles and turn off at junction 15 following signs for Moffat on the A701. On entering Moffat, the entrance to Aisir is on your left hand side through the gate for 'The Lodge', follow the drive to the end of the road to find Aisir.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken June 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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