



4 Cornal Court, Beattock, Moffat, DG10 9PE

Offers Over £120,000

C&D Rural

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- Fully renovated mid-terraced home
- High quality fixtures and fittings throughout
- Two Double Bedrooms
- Modern Fitted Kitchen
- Open plan Kitchen/Living Area
- Private Driveway
- Low maintenance rear garden including Garden Room
- Close proximity to Moffat
- Ideal for first-time buyers

A two bedroom mid terraced home situated in the village of Beattock, just a few miles away from Moffat. The property has been fully renovated by the current owner and is in move in condition.

Council Tax band: B

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: E

CD Rural



4 Cornal Court is a beautifully presented mid-terraced home which has been thoughtfully renovated to an exceptional standard throughout. The property boasts a stylish open-plan living room leading seamlessly into a contemporary kitchen/diner, alongside two well-proportioned double bedrooms and a modern family bathroom. Externally, there is a low-maintenance rear garden and the added benefit of off-street parking for two vehicles. The bright and spacious interior is further complemented by a superb garden room, offering versatile additional living space and enhancing the home's overall appeal for modern lifestyles. This property represents an ideal opportunity for first-time buyers looking to step onto the property ladder.

The Accommodation

The front door opens into a welcoming hallway, beautifully finished with herringbone wood flooring and neutral tones, which naturally flows throughout the lower floor. Continuing through you're welcomed into a stunning open-plan living area incorporating a modern kitchen and dining space. The living area features bespoke fitted storage, complemented by a contemporary electric fire and decorative log feature, creating a warm and homely atmosphere. The newly fitted shaker-style kitchen is both stylish and functional, complete with an integrated oven, induction hob, extractor, and an island, perfect for both cooking, dining and socialising.

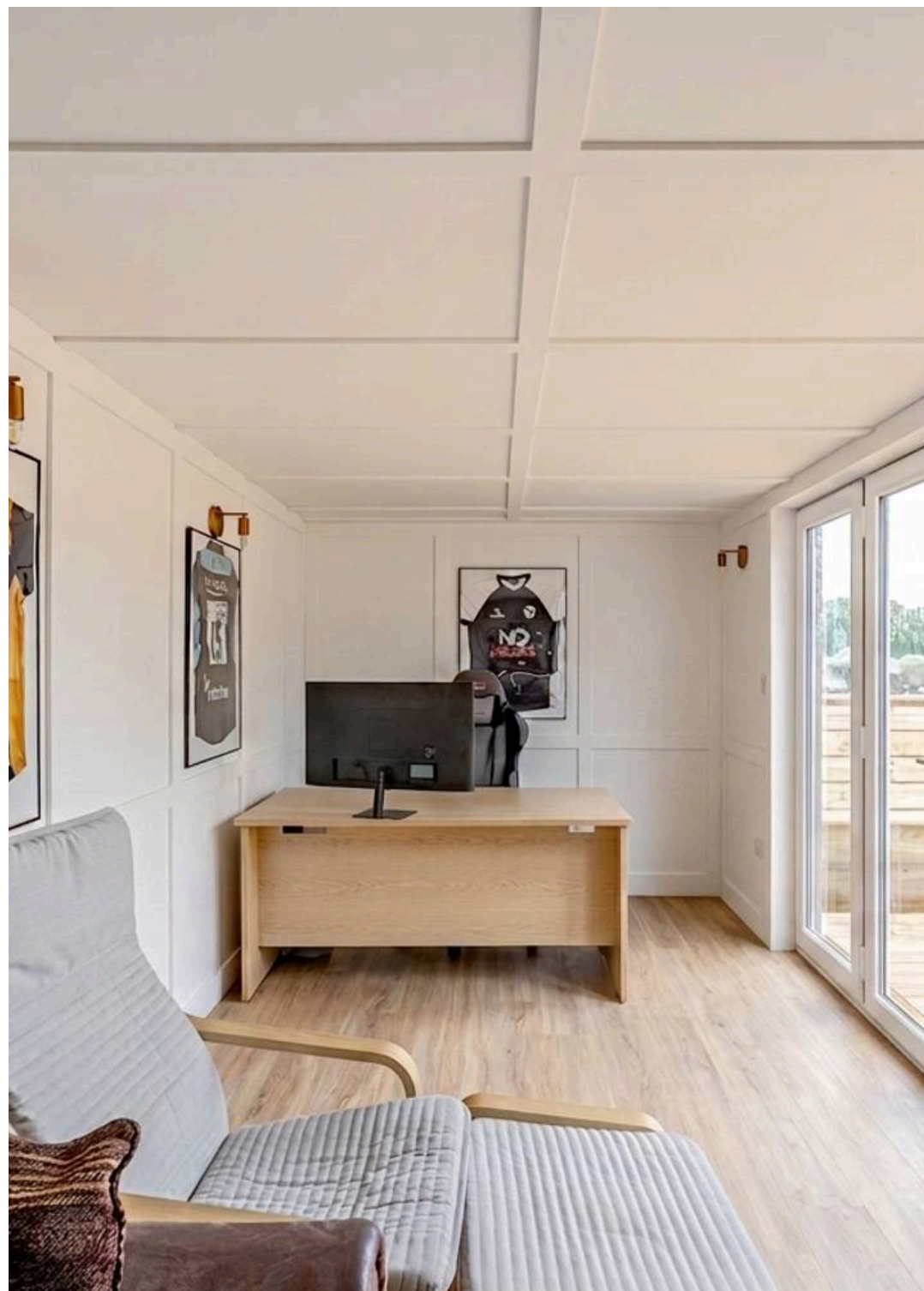


Further benefits include a generous under-stair utility cupboard with space for a washing machine and tumble dryer, along with a glass door providing direct access to the rear garden, making this a fantastic space for both everyday living and entertaining.

From the entrance hall, a carpeted staircase leads to the first floor, where you will find a generously proportioned principal bedroom positioned to the front of the property. This impressive room benefits from dual-aspect windows, allowing an abundance of natural light to flood the space and create a bright and airy feel, further enhanced by a useful built-in cupboard. The second double bedroom is situated to the rear and also features a built-in cupboard, while enjoying pleasant views across the surrounding countryside. Completing the first-floor accommodation is a beautifully presented family bathroom, featuring an electric shower, WC, wash hand basin, and a heated towel rail. Finished in stylish respatex, the room offers a sleek, low-maintenance design with a modern feel.

Access to the rear of the property is conveniently provided via a shared alleyway. The enclosed rear garden offers a perfect space for outdoor relaxation and entertaining, featuring low maintenance decking including seating area and enjoying attractive views across the surrounding countryside.

A particular highlight is the generous garden room, accessed via double doors from the decking area, finished to a high specification with stylish panelled walls, wooden flooring and the added benefit of a full electrical supply and electric heating, along with a useful storage room to the rear. This versatile space lends itself perfectly to use as a social area, or space for a home office or gym.



Location Summery

Beattock is a charming and well-regarded village situated just over two miles from the popular town of Moffat, offering a peaceful rural setting whilst remaining highly accessible. Surrounded by attractive countryside, it provides a tranquil environment, ideal for those seeking a quieter pace of life. Despite its rural feel, the village benefits from excellent transport links, with easy access to the M74, allowing convenient travel both north and south.

The nearby town of Moffat offers a wide range of amenities, including independent shops, cafés, hotels and leisure facilities. It is also home to Moffat Academy, a well-regarded all-through school providing education from nursery to secondary level. Combined with a strong sense of community and a calendar of regular local events, the area is particularly appealing to families and those seeking a welcoming town environment. The area is also renowned for its outdoor lifestyle, with superb opportunities for walking, cycling, hill climbing and wildlife spotting. Notable attractions include the Southern Upland Way and the impressive Grey Mare's Tail Nature Reserve.

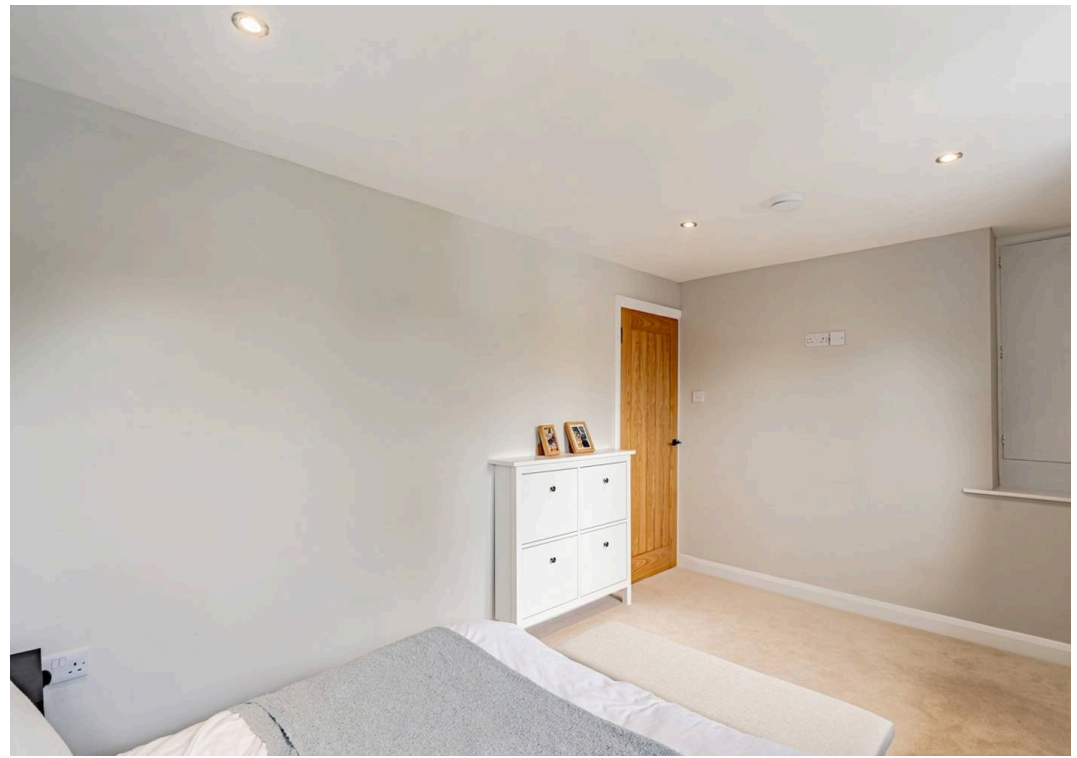
For those requiring rail connections, the nearest station is at Lockerbie, approximately 14 miles away, providing direct services on the West Coast Main Line to Glasgow, Edinburgh, Carlisle, Manchester and London. With the town of Dumfries being 19 miles away.

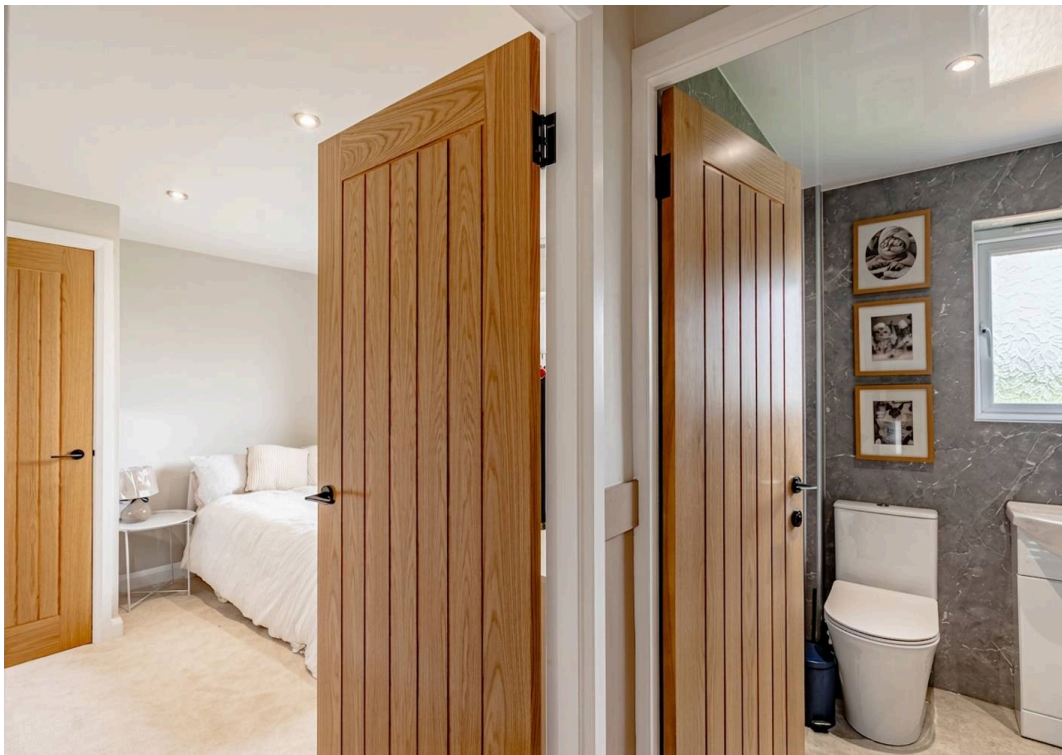
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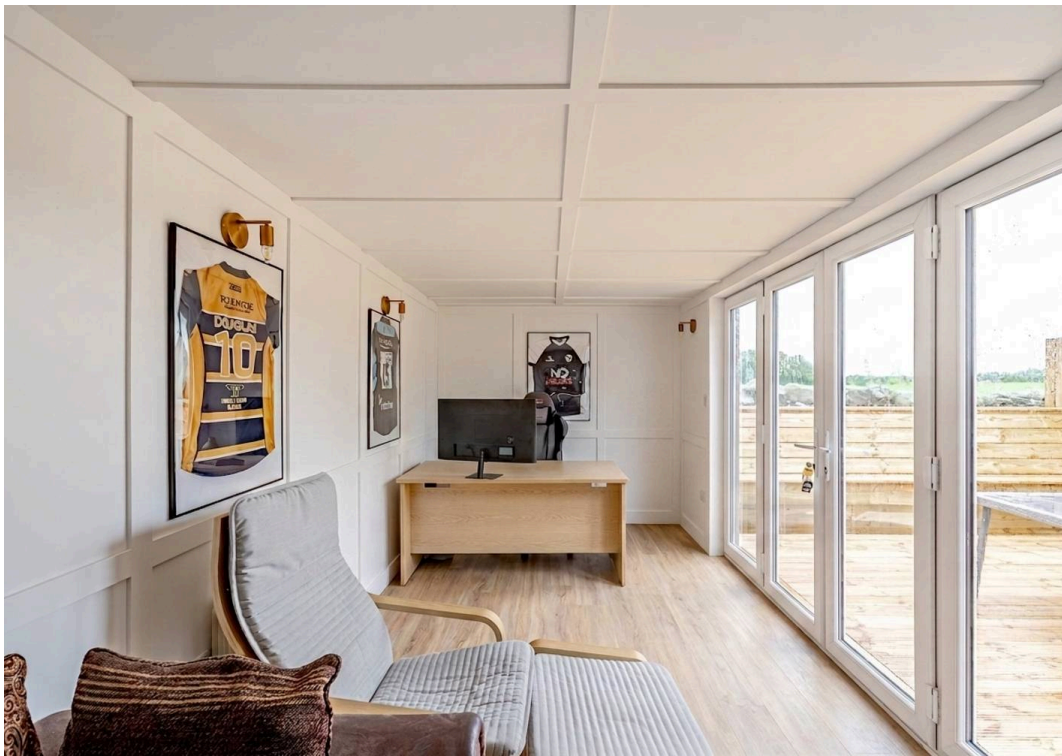
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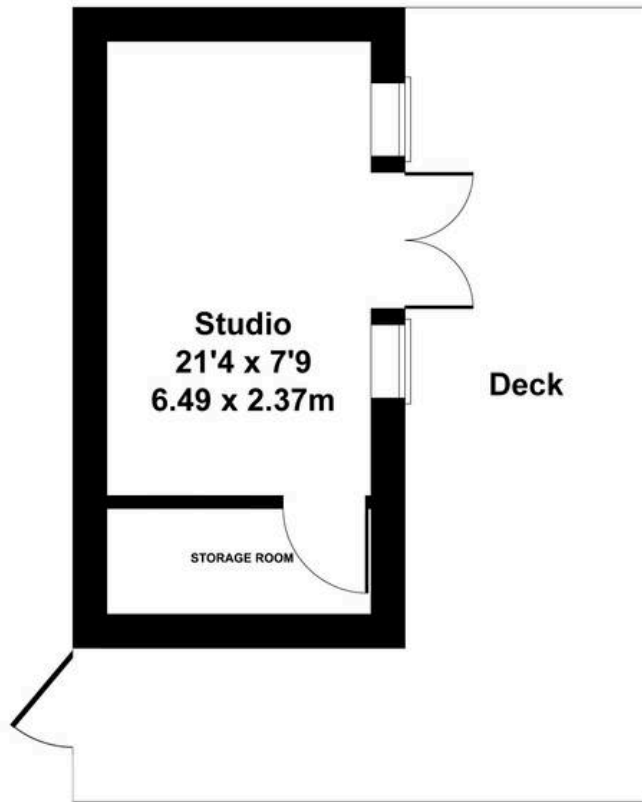






4 Cornal Court

Approximate Gross Internal Area
815 sq ft - 76 sq m

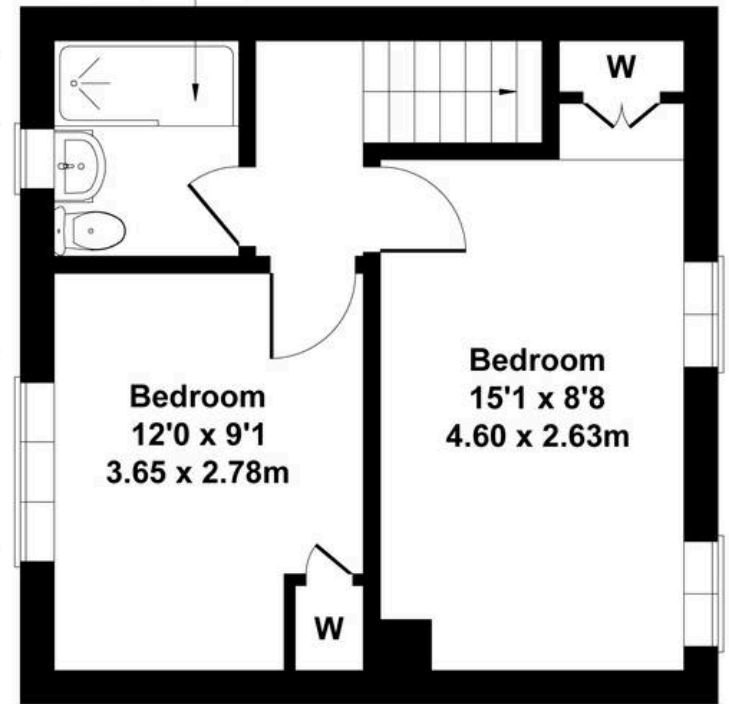


OUTBUILDING



GROUND FLOOR

Shower Room
6'1 x 5'5
1.86 x 1.64m



FIRST FLOOR

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

General Remarks & Stipulations Matters of Title:

Matters of Title: The property is sold subject to all existing servitude rights, 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 servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel. 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. 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 C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural 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 C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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2. 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. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.