

HUNTERS®

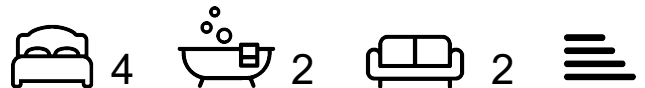
HERE TO GET *you* THERE



Motte Road

Moffat, Dumfriesshire, DG10 9FG

£410,000



- The Laird is an Executive Detached House boasting 4 Bedrooms with Master Ensuite
- A separate, dual aspect Living Room with access to the Garden,
- German-made LEICHT kitchen with SIEMENS built in appliances as standard
- 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 and Dining Area perfect for entertaining.
- Practical design including a Utility Room, excellent storage, Detached Double Garage,
- Energy-efficient specification including air source heat pump, solar PV panels and MVHR.
- Found your dream home but have a house to sell? We can help get you moving
- Exclusive Development by Hartfell Homes with 10 Year Warranty

Tel: 01387 245898

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£410,000



Plot 16 - The Laird

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

The Laird offers spacious and thoughtfully designed accommodation, with a welcoming hallway leading to a bright lounge with access to the rear garden and a light-filled open-plan kitchen/dining area. A separate utility room with rear access leading to the driveway and detached garage and a convenient WC complete the ground floor. Upstairs, the principal bedroom benefits from a modern en-suite shower room, while three further bedrooms are served by a contemporary family bathroom, creating a stylish and practical home for modern family living.

Nestled within one of southern Scotland's most picturesque settings, Auldton 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 breath-taking landscapes, this highly desirable development combines the tranquillity of rural living with the convenience of a welcoming market town.

Set within the beautiful rolling countryside of Dumfries & Galloway, Auldton 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. Auldton Park perfectly blends countryside tranquillity with the convenience and character of a thriving Scottish town

Entrance Hallway

Living Room

20'3" x 11'11" (6.17m x 3.63m)

Dining Kitchen

20'3" x 10'8" (6.17m x 3.25m)

Utility

8'3" x 5'3" (2.51m x 1.60m)

Master Bedroom

11'11" x 10'5" (3.63m x 3.18m)

Ensuite Shower Room

8'3" x 5'3" (2.51m x 1.60m)

Bedroom 2

10'5" x 9'5" (3.18m x 2.87m)

Bedroom 3

9'5" x 9'2" (2.87m x 2.79m)

Bedroom 4

10'8" x 10'5" (3.25m x 3.18m)

Bathroom

8'2" x 5'11" (2.49m x 1.80m)

Double Garage

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.

We would also like to advise the Virtual 360o Tour is an example of The Manley house type.

Whats 3 Word

///unique. dimes. composes

Hartfell Homes

About Hartfell Homes

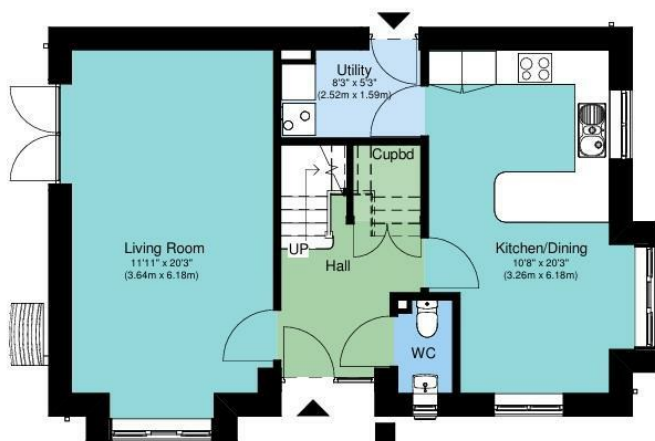
Hartfell Homes & Developments Limited have been developing and building innovative homes within thoughtfully planned-out communities for well over 20 years around Moffat, Dumfries and Galloway, Scotland. Our ambition is simple, to design and build quality homes that you'll aspire to and want to live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

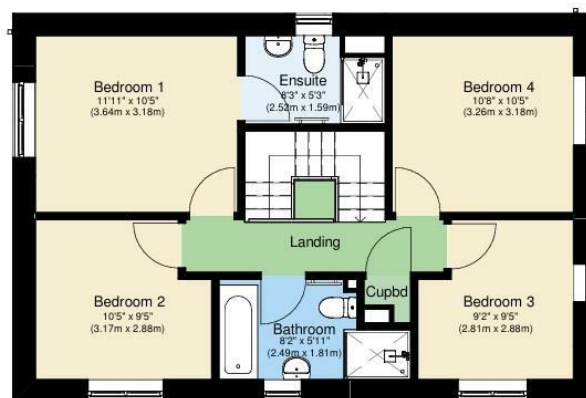
Our 'Aftercare' is second to none and we pride ourselves in providing a friendly, easily accessible and efficient after-sales service for our home owners, so we can take care of your home after you've moved in. Hartfell's passion, pride, commitment and enthusiasm is at the heart of every home we build.

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

Floorplan



Ground Floor Plan



First Floor Plan





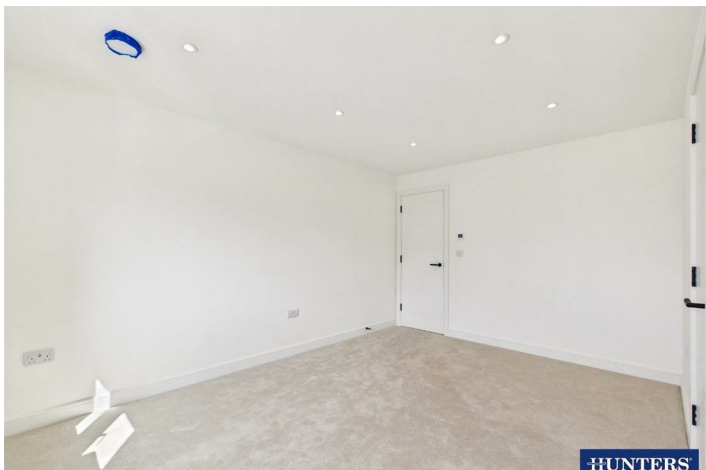
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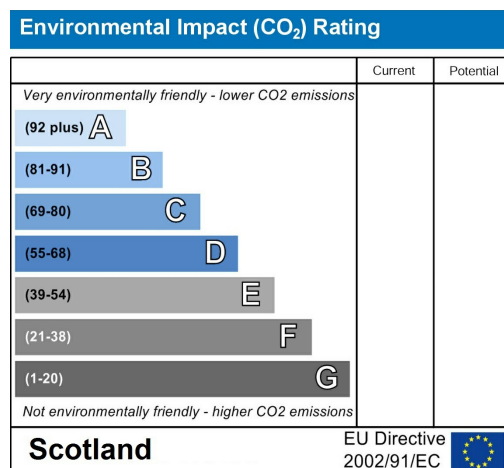
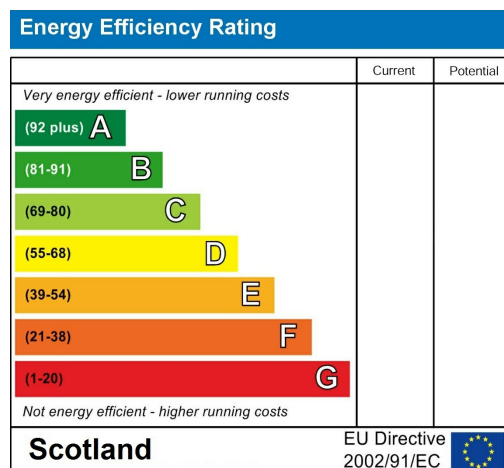
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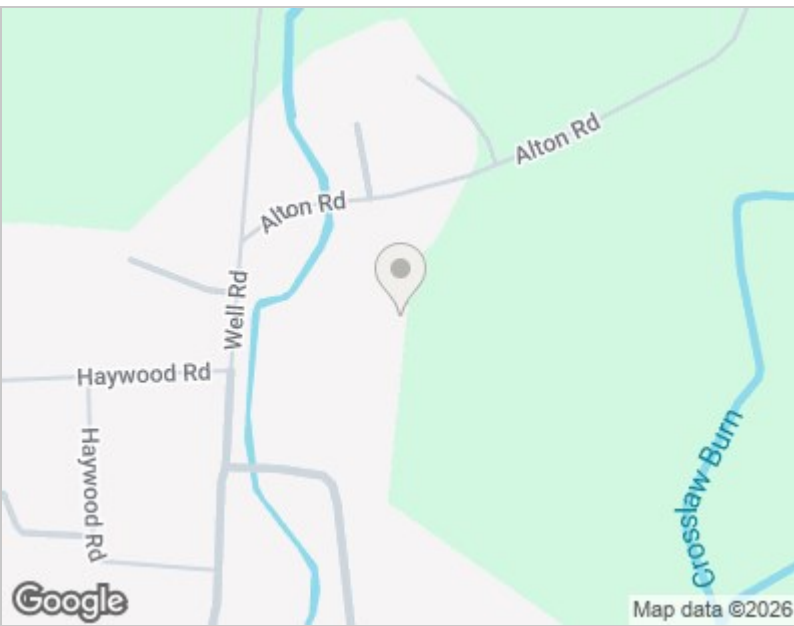
Energy Efficiency Graph



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



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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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