



GLENBRAE

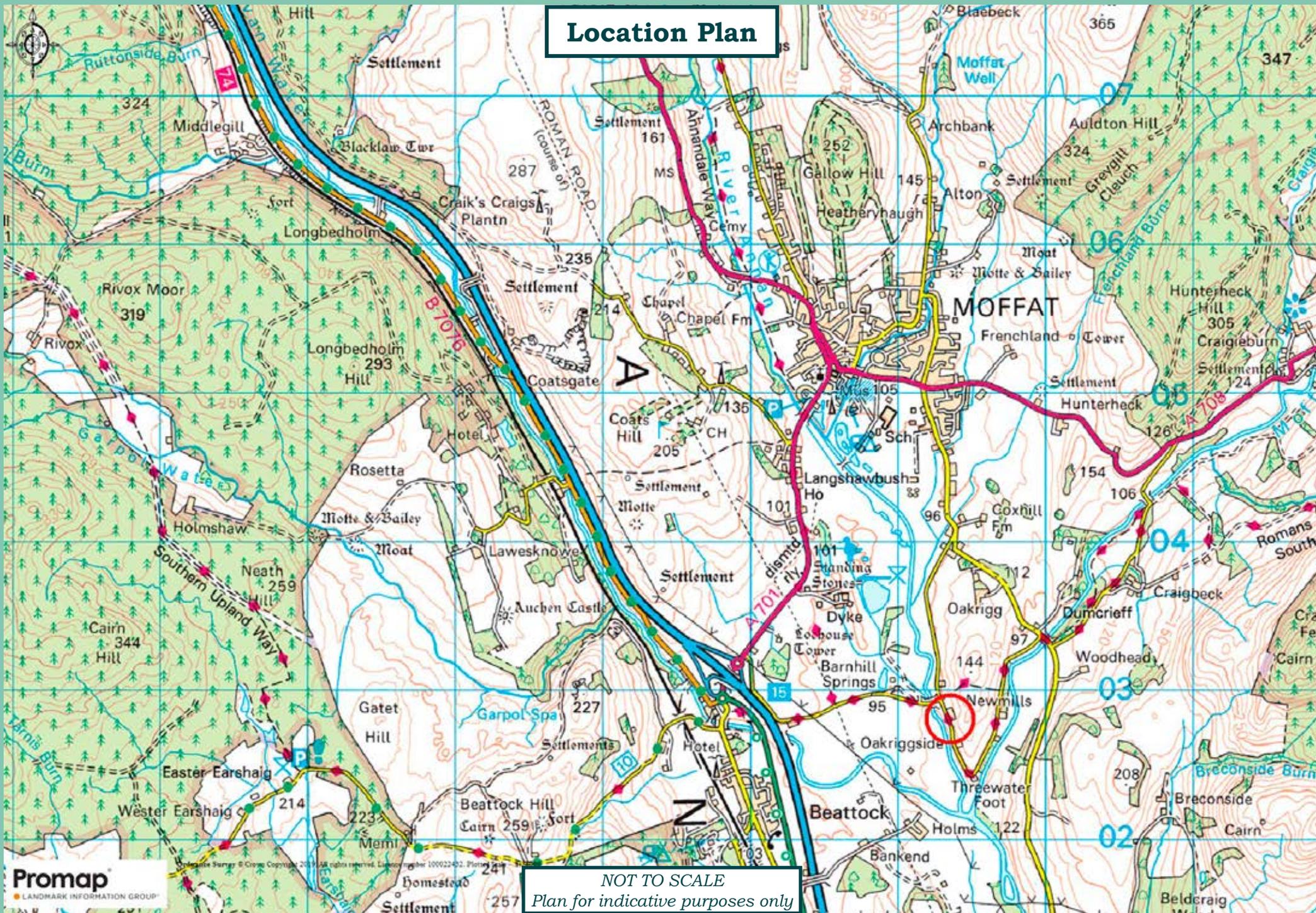
Moffat, Dumfries & Galloway, DG10 9QS



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



NOT TO SCALE
Plan for indicative purposes only

GLENBRAE

Moffat, Dumfries & Galloway, DG10 9QS

Moffat 2 miles, Dumfries 18 miles, Lockerbie 16 miles, Carlisle 43 miles, Edinburgh 59 Miles, Glasgow 57 Miles

IMMACULATELY PRESENTED DETACHED DWELLING SITUATED ON AN ELEVATED SITE ON THE PERIPHERY OF THE PICTURESQUE TOWN OF MOFFAT

- MODERNISED DETACHED FIVE BEDROOM DWELLING
- GARDEN GROUNDS SURROUNDING THE PROPERTY
- ATTACHED DOUBLE GARAGE WITH LOFT ABOVE
- TARMACKED DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- UNINTERRUPTED FAR REACHING VIEWS ACROSS THE SURROUNDING COUNTRYSIDE
- WITHIN EASY REACH OF MAJOR MOTORWAY NETWORKS
- EPC – E (45)

FOR SALE PRIVATELY

VENDORS SOLICITORS

Henderson & McKay
35 High Street
Lockerbie
DG11 2JP
Tel: 01576 202137



THREAVE RURAL
LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Glenbrae is located just on the periphery of the picturesque tourist town of Moffat in Dumfries & Galloway. This immaculately presented dwelling is in walk-in condition having been modernised and extended over the years, incorporating all features for modern family day living. The property is situated on an elevated site and offers open views over the surrounding countryside.

Glenbrae occupies a private enclosed site and is surrounded by its own garden grounds, which are part bound by dry stone dykes. Glenbrae benefits from an attached double garage, with loft above and a tarmac driveway offering parking for several vehicles. The garden grounds have been beautifully landscaped with lawned areas, specimen trees, mature trees & shrubs.

Moffat is a historical spa town with many local amenities including a good range of quality independent high street shops, supermarket, butcher, baker, delicatessen, cafes and restaurants as well as hotels and a golf course. There is a more comprehensive range of shops and services in Dumfries and Carlisle. The town has a distinguished modern school, Moffat Academy which is a combined nursery, primary and secondary school.

Glenbrae boasts excellent communication and commuting links Moffat is well positioned and only a short drive away from the M74. The motorway connects the town to both Edinburgh & Glasgow to the north and the M6, Carlisle and England to the south. The A701 and A702 provide good links to the east of Scotland. Lockerbie (17 miles) has a mainline station which runs a full timetable of services both north and south.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses, with Moffat's 18 hole golf course being the closest. Equestrian activities are a feature of the area, with two active branches of the Pony Club of Great Britain. The Southern Upland Walkway is only 200 meters from the property

DIRECTIONS

The Glenbrae is situated on the periphery of Moffat, as indicated on the location plan, which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Glenbrae are sought in excess of: £290,000

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

Glenbrae occupies a semi-rural countryside location on an elevated site, benefitting from stunning open countryside views. The whole property is presented to a high standard and is in walk-in condition. The accommodation is arranged over two floors and in more detail briefly comprises:

- **Front Door Porch**
Tiled floor, UPVC double glazing.
- **Central Hallway**
A bright, wide central hallway with stairs off to first floor, two built-in storage cupboards & one airing cupboard.



- **Lounge**
Windows to the front and rear, coal effect gas fire set in feature fireplace.



- **Double Bedroom 1**
With window to the rear.
- **Double Bedroom 2**
With window to the rear, range of built-in cupboards, door off to shower room (access to the shower room also available from the central hallway).



- **Shower Room**
With large standalone shower cubicle, WC, WHB, window to the rear.
- **Double Bedroom 3 / Office**
With window to the front & side, currently utilised as an office.



- **Kitchen / Diner**

The kitchen is fully fitted with a range of floor and wall units, integrated dishwasher, built-in electric oven & hob, window to the rear, door off to utility room and outside. The spacious dining area is ideally set up for family and social dining with the conservatory off.

- **Conservatory**

A fantastic addition to Glenbrae offering extended space to the dining area with stunning views over the open countryside. The conservatory is of UPVC construction, glazed to three sides with doors off to the dining room and front garden grounds.



FIRST FLOOR

- **Upper Landing**

Bright upper landing with velux window.

- **Double Bedroom 4**

With two mirrored built-in wardrobes, window to the front.

- **Family Bathroom**

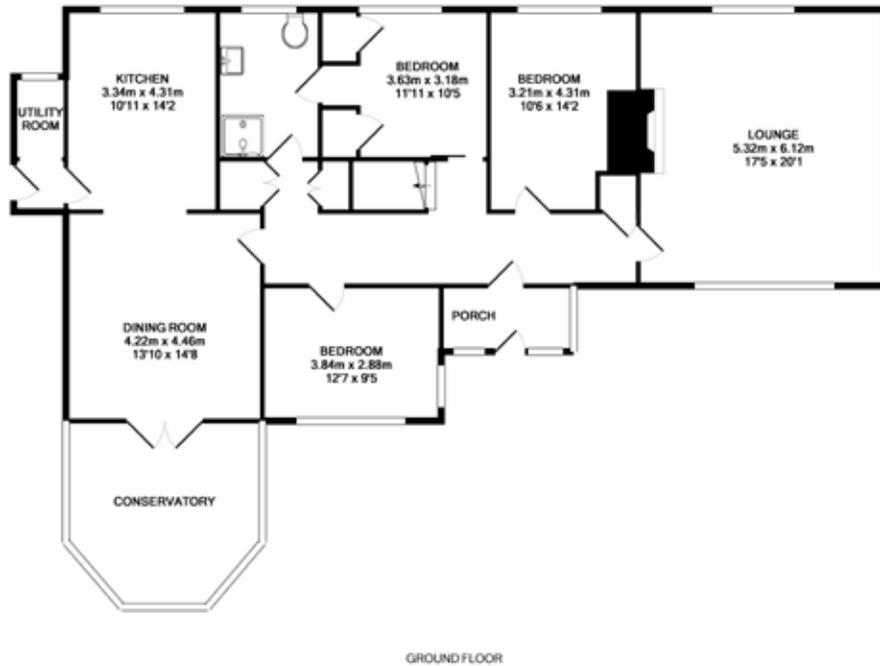
With window to the rear, WC, WHB, bath with shower over, heated towel rail.

- **Double Bedroom 5**

A large room with a living area set aside making this a self-contained area, if required. There are two velux windows & three built-in cupboards.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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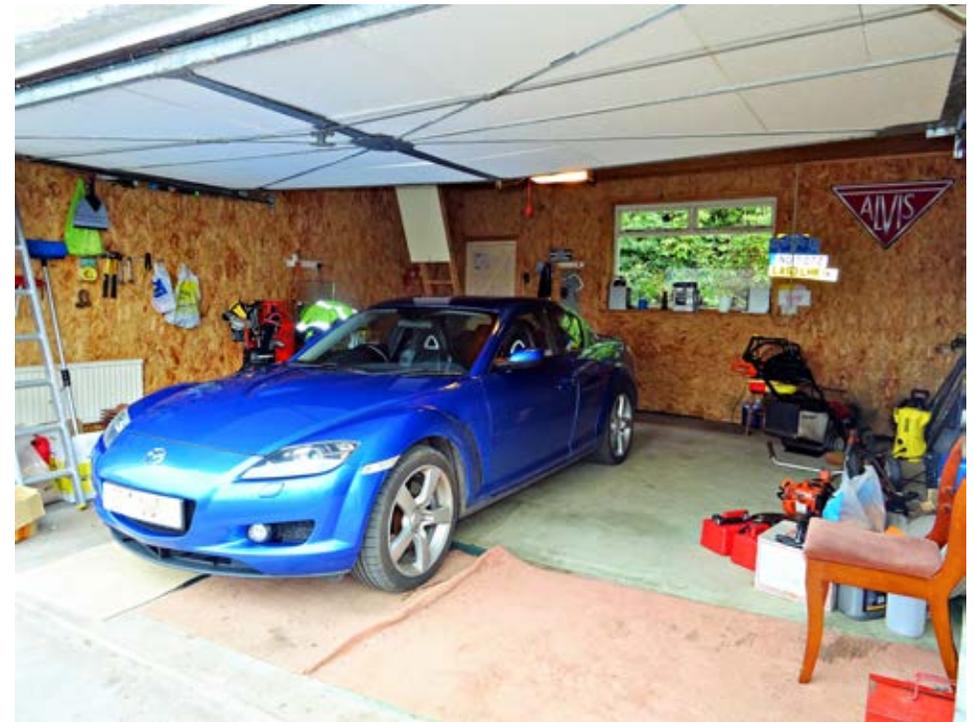
SERVICES

- Mains water and electricity.
- Oil fired central heating system.
- Private drainage.
- Calor gas (living room fire).
- Double glazed throughout.
- The telephone line is installed subject to the normal BT regulations

OUTSIDE

The property is accessed via a tarmac driveway providing parking for several vehicles. The garden grounds surrounding the property are neatly laid to lawns with a variety of mature shrubs and trees.

A double garage is attached to the house, which is accessed from outside. The garage benefits from electricity laid in and a loft above.



HOME REPORT

A Home Report can be downloaded direct from our website:
www.threaverural.co.uk



MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Henderson & McKay**, for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band G.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

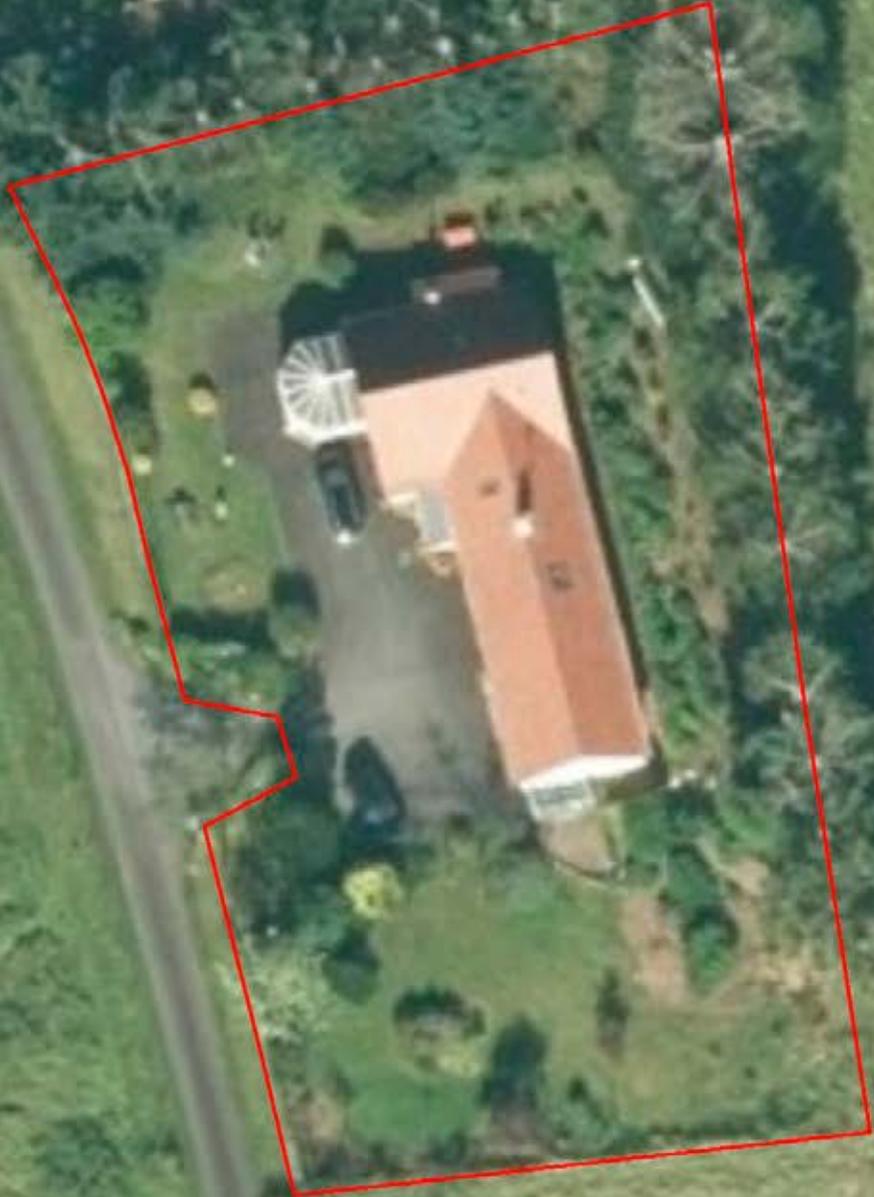
IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. 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. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared April 2019

Sale Plan



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