



ROCKHILL HOUSE, BEECHGROVE, MOFFAT, DG10 9RS

DUE TO RETIREMENT A GREAT OPPORTUNITY TO RE-BUILD THIS ONCE WELL ESTABLISHED GUEST HOUSE. LOCATED IN A PRIME RESIDENTIAL LOCATION OVERLOOKING BEECHGROVE TENNIS COURTS AND BOWLING GREEN.

ACCOMMODATION

ENTRANCE HALLWAY; DINING ROOM; KITCHEN; 2 BEDROOMS (BOTH EN-SUITE)

FIRST FLOOR: GUEST LOUNGE: 3 DOUBLE BEDROOMS (3 EN-SUITE); SINGLE BEDROOM; BATHROOM AND SEPARATE WC

ENTRESOL LEVEL: DOUBLE BEDROOM; SHOWER ROOM WITH WC

SECOND FLOOR: 2 BEDROOMS; SHOWER ROOM WITH WC

OUTSIDE

PRIVATE PARKING; DECENT SIZED OUTSIDE AREA

VIEWING

BY APPOINTMENT ONLY PLEASE CONTACT SELLING AGENTS ON 01683 220118

PRICE

OFFERS OVER £375,000

EPC RATING E

Rockhill House dates back from the 1863, it is a traditional stone built construction situated within a superb trading location less than 5 minutes walk to the town centre. The property has been a well established guest house business trading for many years. The house is fully furnished, equipped for Bed & Breakfast use with nine letting bedrooms (most en-suite), offers owners private accommodation, six off road parking spaces and outside area (which could be transformed into a garden)

Within easy reach of junction 15 on the M74, yet a world away from the hustle and bustle of modern life. Moffat offers various shops, hotels, Pre nursery, Primary and Secondary schooling, restaurants and sporting pursuits. Lockerbie train station provides regular services to Glasgow, Edinburgh and Carlisle and is only a 15 minute drive away.

Rockhill House offers the following accommodation:-

VESTIBULE

Double wooden doors open to:-

ENTRANCE HALL

Spacious hallway with access to upper floors with cast iron balustrade and wooden handrail; ceiling rose.

DINING ROOM 6.1m x 4.6m

A delightfully bright and spacious room with bay window to front; overhead light with ceiling rose; 2 x wall lights; cornicing; display alcove with shelving; serving hatch to kitchen; 2 x radiator's.



TWIN BEDROOM 1 4.4m x 3.8m with en-suite

This room offers window to front; blinds; overhead light; ceiling rose; cornicing; television point. Sliding door to:

EN-SUITE SHOWER 2.3m x 1.0m

WC; pedestal wash hand basin; shower enclosure; shaver point and light; mirror; radiator; overhead light.

FAMILY BEDROOM 2 4.1m x 4.2m with en-suite

Good sized room with bay window to rear; venetian blinds; overhead light with ceiling rose; wall lights; cornicing; television point; radiator.

EN-SUITE SHOWER 2.1m x 1.5m at widest

WC; pedestal wash hand basin; shower enclosure; shaver point and light; mirror; 2 wall lights; overhead light.



Hallway with understair cupboard and shelved cupboard, access to **PRIVATE FAMILY ACCOMMODATION**.

KITCHEN 4.1m x 4.4m

Window to rear; modern fitted floor and wall units with ample work surface; Flavel gas oven and hobs; stainless steel sink with drainer; fridge; dishwasher; overhead light bar; hatch to dining room; telephone point.



LOUNGE 2.9m x 4.1m

Window to side; curtains; 2 x wall lights; television point; radiator; staircase to:

BEDROOM 1 3.1m x 4.1m

Cosy room with window to side; coombed ceiling; wall light; pedestal wash hand basin; radiator.

REAR HALLWAY

Sky light; door to side; downlighters.

STORE ROOM 3.6m x 1.6m

Strip light; single glazed window to side; freezer; fitted shelving; overhead pulley.

LAUNDRY ROOM 3.5m x 3.5m

Window to rear; plumbed for 2 x washing machine's; tumble dryer; stainless steel sink with drainer; striplight; overhead pulley; built in cupboard housing hot water tank; shelving; Ketson boiler; door to rear.

SHOWER ROOM 2.1m x 2.0m

Frosted window to rear; large walk in shower enclosure; WC; pedestal wash hand basin; shaver point and light; mirror; radiator.

BEDROOM 2 3.1m x 3.2m

Window to rear; overhead light; venetian blind; radiator.

From the main entrance hallway, carpeted staircase leads to

FIRST FLOOR

GUEST LOUNGE 4.5m x 6.4m into bay window

Bright spacious room with bay sash and case window overlooking the hills beyond; the feature of the room is the marble fireplace and tiled hearth; cornicing; overhead light with ceiling rose; shelved display alcove with cupboard below; radiator.



SINGLE BEDROOM 3 3.19m x 2.1m

Front facing room with pedestal wash hand basin; television point; overhead light; television point.



DOUBLE BEDROOM 4 3.4m x 5.2m at widest with en-suite

Sash and case window to front; overhead light with ceiling rose; cornicing; television point; radiator; sliding door to:

EN-SUITE SHOWER ROOM 1.0m x 2.3m

Light; shower enclosure; WC; pedestal wash hand basin; shave point and light; mirror.

TWIN BEDROOM 5 3.6m x 3.5m with en-

suite

Window to rear; venetian blind; television point; overhead light; radiator.

EN-SUITE SHOWER ROOM 1.6m X 1.7m

Shower enclosure; pedestal wash hand basin; shaver point and light; mirror.

A **separate WC** compartment with window to rear and net curtains.

BATHROOM 3.3m X 1.6m

Frosted window to rear with venetian blind; partially tiled above bath; shower enclosure; heated towel rail; radiator.

DOUBLE BEDROOM 6 3.7m x 4.7m with en-suite

Rear facing; venetian blind; overhead light with ceiling rose; cornicing; radiator; television point.

EN-SUITE SHOWER ROOM 1.0m x 1.0m

Shower enclosure; overhead light; shaver point and light; mirror.

From the half landing staircase leads to:



ENTRSOL LEVEL

DOUBLE BEDROOM 7 4.4m 3.4m

Window to front overlooking the tennis courts and hills beyond; combed ceiling; wash hand basin; shaver point and light; mirror; television point.



SHOWER ROOM 3.1m x 4.3m

Good sized room with window to front; combed ceiling; overhead light; shower enclosure; WC; radiator.

STAIRCASE TO UPPER FLOOR with eaves storage and two further bedrooms and shower room.

TWIN BEDROOM 8 3.9m x 3.8m

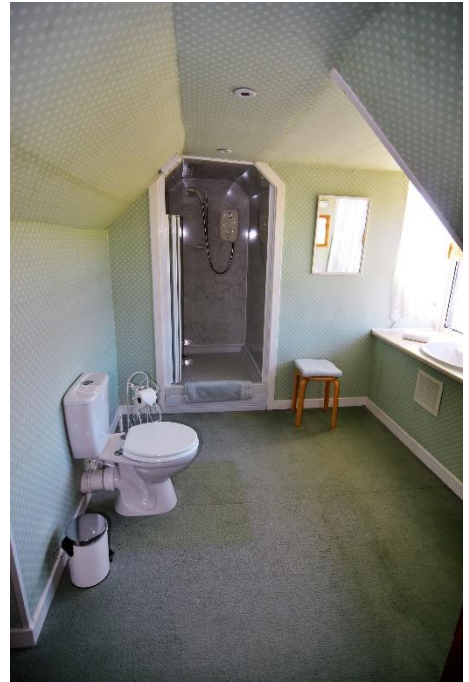
Velux window; combed ceiling; overhead light; hatch to attic; television point.

SHOWER ROOM 1.4m 2.0m

Velux window; shower enclosure; WC; pedestal wash hand basin; overhead light; Dimplex heater; shaver point and light; mirror.

BEDROOM 9

Velux window to rear; overhead light.



OUTSIDE

Raised border with a lovely selection of plants; shared driveway to side; gas meter.

To the rear parking area for six cars; greenhouse; clothes line; large graveled area.

SERVICES

Electricity, mains water, gas and drainage.

HOME REPORT

The Home Report is available on request.

COUNCIL TAX BAND B



NOTE

All guest house furniture can be purchased by separate negotiation.

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

A.M. Simpson & Son have prepared these particulars with care. We, as Agents, have not tested any structures, equipment, appliances, heritable fixtures, fittings, systems or services (Gas, Electrical or otherwise) and therefore cannot verify that they are sound, in working order or fit for their purpose. Prospective purchasers are advised to have *all* matters critical to their needs verified by their Solicitor, Surveyor or other appropriate advisor.

Home Reports are the property of the seller and will be made available to genuinely interested purchasers only and a nominal charge will be made for the administrative costs of doing so.

Measurements are approximate and for guidance only. In particular we caution against their use when assessing or ordering furniture, fittings, carpets etc. Where floor plans are drawn please note that they are not to scale and for illustrative purposes only.

Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we shall be pleased, if possible, to check the information, particularly if you are contemplating travelling some distance to view the property.