



**STANHOPE LODGE, 3 HILLSIDE TERRACE, MOFFAT, DG10 9RT**

**SUBSTANTIAL DETACHED VICTORIAN VILLA IN AN ELEVATED POSITION WITH WONDERFUL OUTLOOK TO THE SOUTH AND WEST. THE CURRENT OWNERS HAVE ENJOYED ITS CHARM AND APPEAL FOR MORE THAN 30 YEARS. THE PROPERTY IS PRESENTED IN IMMACULATE CONDITION.**

**ACCOMMODATION**

**VESTIBULE; ENTRANCE HALL; LOUNGE; SITTING ROOM; KITCHEN; DINING ROOM;  
UTILITY/STORAGE ROOM; BATHROOM; SHOWER ROOM; 4 DOUBLE BEDROOMS; SINGLE  
BEDROOM/OFFICE**

**OUTSIDE**

**DRIVEWAY; GARAGE; DRYING AREA; GARDEN**

**VIEWING**

**BY APPOINTMENT ONLY; PLEASE CONTACT SELLING AGENTS ON 01683 220118**

**PRICE**

**OFFERS OVER £395,000**

**EPC RATING E**



Beautifully presented home with generous accommodation over two floors. The property retains many original features including high skirtings, intricate cornices, fireplaces and stripped pine doors.

Hillside Terrace is approximately ten minutes walk from the town centre. Moffat is within easy reach of junction 15 on the M74 and Lockerbie train station provides regular services to Glasgow, Edinburgh and Carlisle and is only a 15 minute drive away. Prospective purchasers not yet acquainted with Moffat will be quickly drawn to the enduring appeal of this scenic town surrounded by rolling hills. Moffat offers various shops, hotels, Pre nursery, Primary and Secondary schooling, restaurants and sporting pursuits.

**Stanhope Lodge has the following accommodation:-**

#### **VESTIBULE**

Black and white tiled floor; inner glazed door to:

#### **ENTRANCE HALL**

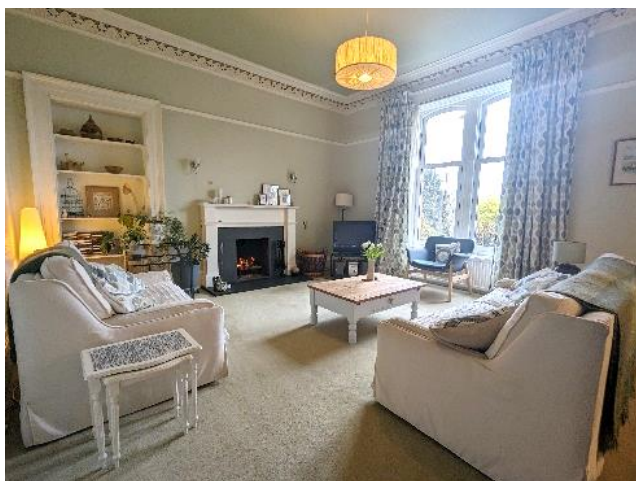
Spacious hallway; staircase with cast iron balustrade and hardwood hand rail; understair cupboard.

#### **LOUNGE 4.39m x 4.92m**

A generously proportioned room with open outlook to the front (west), decorative fireplace with open fire; intricate cornice; picture rail; shelved alcove.

#### **SITTING ROOM 4.38m x 4.25m**

A comfortable front facing room; decorative fireplace with gas fire; intricate cornice, shelved cupboard.





### **KITCHEN 4.96m x 3.42m**

A well appointed kitchen; fitted floor and wall units; ample worksurface and decorative tiling; built in cooker; stainless steel sink with mixer tap; plumbing for dishwasher; dining area; pulley light; large window to rear with open outlook to fields.



### **DINING ROOM 4.5m x 3.45m**

This room is quietly tucked away at the back of the house. It could also be used as an office. Decorative fireplace with open fire; picture rail; shelved alcove; window to rear.

### **REAR ENTRANCE**

Cupboard/pantry; cupboard housing washing machine and tumble dryer; tiled floor.

### **UTILITY/STORAGE ROOM 3.15m x 2.31m**

This is a room for stuff! Wall mounted gas fired boiler; flagged floor; coal store, window to rear.

From the main hallway, staircase leads to half landing:

### **BATHROOM 3.39m x 2.49m**

An elegant bathroom with feature roll top bath; large washand basin; WC; window to rear.



**SHOWER ROOM 1.89m x 3.36m (into shower)**

Shower enclosure with electric shower; vanity unit; WC; pine panelling; velux window.

**UPPER LANDING**

Well lit by large velux window to rear.

**DOUBLE BEDROOM 1 4.94m x 3.36m**

Spacious room with window to the rear overlooking open fields.

**DOUBLE BEDROOM 2 4.43m x 4.89m**

A generously proportioned bedroom; front facing with wonderful aspect to the west and south.

**SINGLE BEDROOM/OFFICE 2.03m x 2.9m**

Window to front.

**DOUBLE BEDROOM 3 4.26m x 4.36m**

This is another large bedroom with wonderful aspect to the west and south.

**DOUBLE BEDROOM 4 3.48m x 4.27m**

Currently used as an office/sewing room this is a spacious bedroom with window to rear.



**OUTSIDE DRIVEWAY** with parking for two cars; **GARAGE**; Drying area to rear and paved area to side of house. To the front of the house there is a small **GARDEN** beside the house and then a large garden to the west of Hillside Terrace immediately opposite. The garden is laid mainly to lawn with established hedges on all boundaries.

**SERVICES**

Electricity, mains water, gas and drainage.

**HOME REPORT**

The Home Report is available on request.

**COUNCIL TAX BAND F**



## NOTE

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.

