




McEwan Fraser Legal
 Solicitors & Estate Agents
 0131 524 9797

Violet Bank

4 HILLSIDE TERRACE, MOFFAT, DUMFRIES AND GALLOWAY, DG10 9RT



MOFFAT

DUMFRIES AND GALLOWAY

VIOLET BANK

4 HILLSIDE TERRACE

‘Violet Bank’ is set in the beautiful Scottish town of Moffat (Scottish Gaelic: Am Magh Fada, “The Long Plain”) With a population of approximately 2500 people it offers a quality and slower pace of life most people can only dream of. The town has good amenities and is a popular tourist attraction throughout the year. The property is

set amidst rolling hills of stunning natural beauty and yet within only 2 miles from the M74. Glasgow airport is attainable in less than an hour by car. There is an express bus service that runs hourly to Glasgow city centre and the mainline train station in Lockerbie (12 miles) has free parking and direct routes to Glasgow/

Edinburgh/Carlisle/Manchester and London. Pre school, primary and secondary education is available at the towns Moffat Academy.

There are also a great range of sports and leisure activities available including, fishing, bowling, golf and rugby clubs.





Violet Bank is a late-Victorian property of traditional whinstone construction with sandstone facings. This stunning home is accessed via the original solid wood door, which leads to the entrance vestibule with its original oak flooring. From here you enter into a bright, well-proportioned hallway with original stripped pine woodwork of doors, skirtings and architraves. Tropical hardwood flooring is throughout most of the ground floor. The entrance hall gives access to the downstairs accommodation which includes the main sitting room. West facing with views to the hills, its features

include a multi-fuel stove within a black marble fireplace and stone hearth, original decorative cornice and ceiling rose. The family room is also west-facing with garden and hillside views. Its feature include natural wooden fireplace with Victorian cast iron grate, natural stripped pine window and woodwork, original cornice, ceiling rose and picture rail.

To the rear of the property is the dining room/bedroom 4, depending on your needs. It is east-facing with morning sunlight. Also to the rear is the newly installed modern kitchen with an excellent range of

In Vision Shaker 95 bespoke floor and wall units in French grey with LED lights to under and over wall units, quartz steel worktops and upstands, Villeroy & Bosch double Belfast sink with Franke pullout tap, Bosch double oven and Bosch five-burner gas hob with glass splash-back and Essentials angled hood, with external vent and an integrated Bosch dishwasher. Camarco Loc evergreen oak flooring. A new Worcester combi boiler was fitted in March 2018.

The rear vestibule is located off the kitchen and includes original quarry tiles, pine lined with cloak

rail and door to rear garden. Completing the ground floor internally is a very useful shower room, which is finished to the same exacting standards as the rest of the house, with marble tiled flooring and new shower unit fitted in 2017.

The solid wood staircase with cast iron balustrade and hardwood hand rail leads to the first floor and upper landing with Velux rooflight. Off the landing there are three good sized bedrooms and the family bathroom. The master bedroom is west-facing with double-glazed dormer windows

and wonderful views to the hills. Bedroom 2 is also west facing, with feature victorian cast iron hearth and dog grate with wooden mantelpiece. It also has a double glazed dormer to front with lovely views. Bedroom 3 has views to the east and storage from two built-in cupboards with shelves and hanging rail. Completing the internal accommodation is the family bathroom with Victorian style bath, WC and wash hand basin.

Externally there is a laundry/utility room which is plumbed for a washing machine with ample

space for fridge freezer, tumble drier etc, a brick-built potting shed/fuel store and a lovely patio garden to the rear. To the front is a small garden and a further large terraced garden with mature shrubs, trees, flowers and garden shed. There is ample parking at the right hand side of the property with a driveway and single semi detached garage.

A home of this quality rarely graces the market and will undoubtedly create high interest and viewing is strictly by appointment through the selling agents.



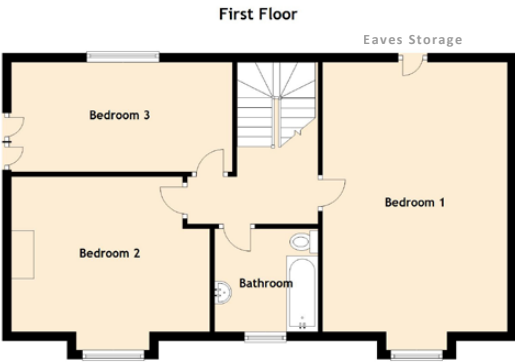
SPECIFICATIONS

FLOOR PLAN & LOCATION



Approximate Dimensions (Taken from the widest point)	
Sitting Room	4.70m (15'5") x 4.20m (13'9")
Dining Room/Bed 4	4.70m (15'5") x 3.60m (11'10")
Kitchen	4.10m (13'5") x 3.90m (12'10")
Reception/Family Room	4.10m (13'5") x 4.10m (13'5")
Bedroom 1	5.40m (17'9") x 4.10m (13'5")
Bedroom 2	4.14m (13'7") x 3.63m (11'11")
Bedroom 3	4.20m (13'9") x 2.30m (7'7")
Bathroom	2.80m (9'2") x 2.30m (7'6")
Shower Room	2.15m (7'1") x 2.00m (6'7")

Gross internal floor area (m2) : 154m2 // EPC Rating : D



Extras (Included in the sale) : Fitted floor coverings, integrated appliances, curtains and free-standing cedarwood triple wardrobe in bedroom 1.



Image credit: <https://www.ordnancesurvey.co.uk/maps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Surveyor



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CRAIG DEMPSTER
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Layout graphics and design
EAMONN MULLANE
Designer