



Laurel Bank
Beechgrove | Moffat | Dumfriesshire | DG10 9RS

FINE & COUNTRY

LAUREL BANK



KEY FEATURES

Laurel Bank is a superb detached Victorian home set in well-tended gardens, with the bonus of a detached one-bedroom cottage to the rear, and enjoys a quiet location within a Conservation Area, with open views and just a short walk to local amenities. Private driveway and generous garage.

The property enjoys retained period features to include ceiling cornices/ roses, doors and skirting boards, fireplaces, staircase and sash windows to name a few.

A solid front door opens into a welcoming entrance vestibule and reception hall. The sitting room is situated to the front of the property and boasts a gas coal effect stove set within a marble surround, and a large sash window with working shutters and window seat below. The dining room is an elegant, well-proportioned room with feature fireplace (presently not in use) and sash windows to the front elevation. The kitchen is located to the rear, and offers superb, bespoke solid oak units with granite worksurfaces, breakfast bar, integrated dishwasher and under counter freezer, and a gas-fired Aga. Adjacent to the kitchen is a very useful pantry/utility room, with fitted shelving, plumbing for white goods, a deep under-stair cupboard and stable door leading out to the rear patio and garden.

There is an attractive family/living room, with sunroom off. The sunroom enjoys views of the garden and is double glazed with fitted blinds, a tiled floor and has the bonus of an en-suite shower room, making this area of the house a very flexible use space, offering potential to be a self-contained unit or perhaps a home office, with separate access available from the rear garden.

Upstairs, three bedrooms can be found, with a bathroom and separate shower room at the mezzanine level. Two of the bedrooms are double bedrooms with built-in wardrobes, whilst the third bedroom is a generous single sized room.

























Laurel Bank Cottage

This delightful one bedroom cottage is accessed via a paved path and steps from the driveway, and enjoys a small private garden with patio area, lawn and mature shrubs and bushes. The accommodation is spread over two levels, with an open plan kitchen/dining/sitting room and double bedroom to the upper level, and a bathroom to the lower level. The open plan space offers a range of modern kitchen units with electric hob, sink and space for appliances, and windows on two elevations, while the bedroom looks out over the rear garden. The bathroom comprises a shower over the bath, WC and wash hand basin.

It is worth noting that the cottage generated an income of approximately £10,000 between April 2022 - April 2023, through Airbnb bookings.







Outside

Laurel Bank enjoys well established gardens to the front and rear, with mature planting, deep flowering borders, areas of lawn and patios. The rear garden is tiered, with various areas of interest to include a raised patio, lawn and colourful borders. Immediately to the rear of the house is a paved patio with potted plants, and access to a stone-built store and to the rear of the garage via a pedestrian door.





INFORMATION

Services to Laurel Bank: Mains electricity and water, gas fired central heating, mains drainage. Double glazed to the rear of the property.

Services to Laurel Bank Cottage: Mains electricity and water, electric heating, mains drainage. Double glazed.

Fixtures and fittings: Blinds and standard light fittings are included. Certain contents may be available by separate negotiation.

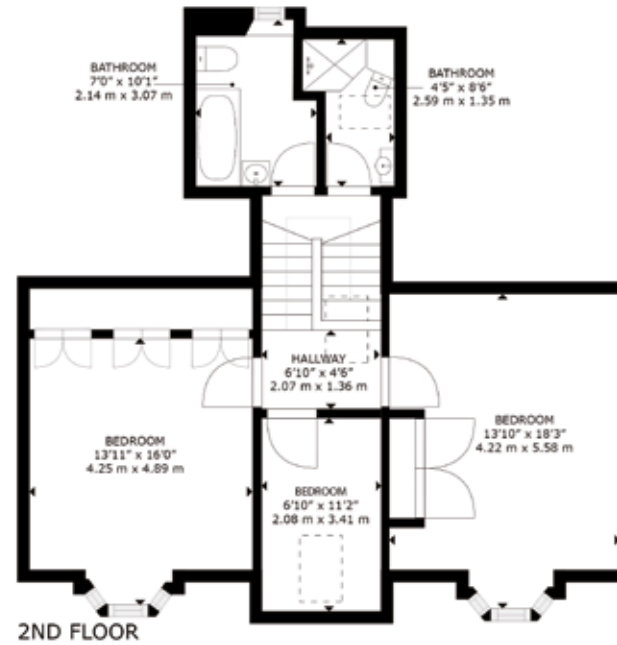
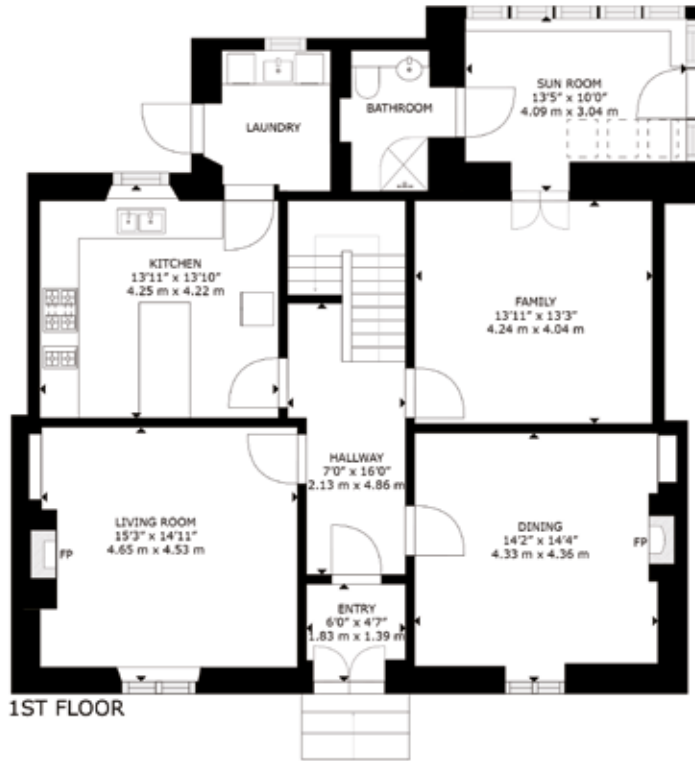
Local Authority: Dumfries & Galloway Council – Laurel Bank - Council Tax Band E.

EPC Laurel Bank:
EPC Laurel Bank Cottage: F

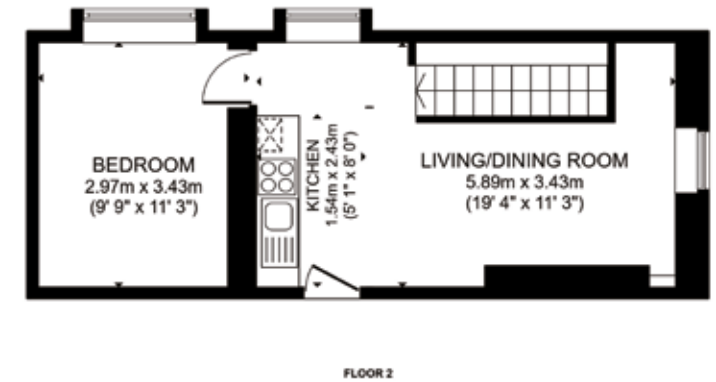
Home Report: A copy of the Home Report is available on request from Fine & Country South Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com

Viewings: Strictly by appointment with the sole selling agents, Fine & Country South Scotland.



GROSS INTERNAL AREA
 1ST FLOOR: 1,183 sq. ft. 110 m², 2ND FLOOR: 752 sq. ft. 70 m²
 TOTAL: 1,935 sq. ft. 180 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
 FLOOR 1: 834 sq. ft. 77 m², FLOOR 2: 218 sq. ft. 203 sq. ft.
 TOTAL: 1,052 sq. ft. 97 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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