



SW
STANLEY
WRIGHT

4 Ravetta
Holmend
Moffat
DG10 9JZ

A bright and spacious 4 bedroom family home close to all the amenities in the popular town of Moffat, Dumfries & Galloway.

- Sitting room with wood burning stove
- 4 double bedrooms
- Garden and garage



Situated just a short walk from the centre of Moffat in Dumfries and Galloway, 4 Ravetta is an attractive red brick house with a double frontage. It is an end of terrace property, attached at the back, with slate roof and double glazed uPVC windows. The kitchen to the rear has fibreglass roofing which was replaced in 2021 and the property was rewired in 2022.

The front door opens into a light hallway with useful under stair cupboard storage and carpeted staircase to upper floors. All downstairs floors were levelled and replaced in 2019 and are covered with attractive wood effect laminate flooring throughout, with the exception of the sitting room which is carpeted.

Double glass doors from the hallway lead to a dining room and on the opposite side of the hall is the sitting room which has a wood burning stove.

To the rear is a kitchen with a range of floor and wall fitted units, stainless steel sink with mixer tap, electric oven, gas hob and space for dishwasher.

A rear hallway leads from the kitchen to the back door and off the hall is a WC with toilet and wash hand basin. There is also a large cupboard housing the gas central heating boiler.





The upper floors have a variety of levels which adds character and charm to the property. Carpeted throughout, with the exception of the laundry room which has a vinyl flooring.

The laundry room sits at the top of the main staircase. Plumbed for a washing machine with worktop above, this room offers practical utility space.

Up 3 steps to the right is a front facing double bedroom with large built in cupboard. Opposite is the bathroom which has been recently refurbished with white 3 piece suite and electric shower above the bath. There is also a large storage cupboard at the end of the hallway.

Stairs to the left lead to the generously sized master bedroom. A hallway leads to the rear of the property with a further two large bedrooms, one with built in cupboard space.

The attic room is accessed from a door off the hallway with staircase up to the large loft room which provides excellent storage space. There is a hatch for access into smaller loft space above bedroom 1.





Outside

To the side of the property is a shared courtyard with parking for 1 car.

Across the drive is a small secluded private garden laid out in grass.

There is a large garage providing excellent storage space. Approximately 6m x 5m the garage can be accessed from the courtyard by large doors or from the garden through a smaller door.

Services

Mains electricity, water and sewage

Gas central heating

EPC: D (62)

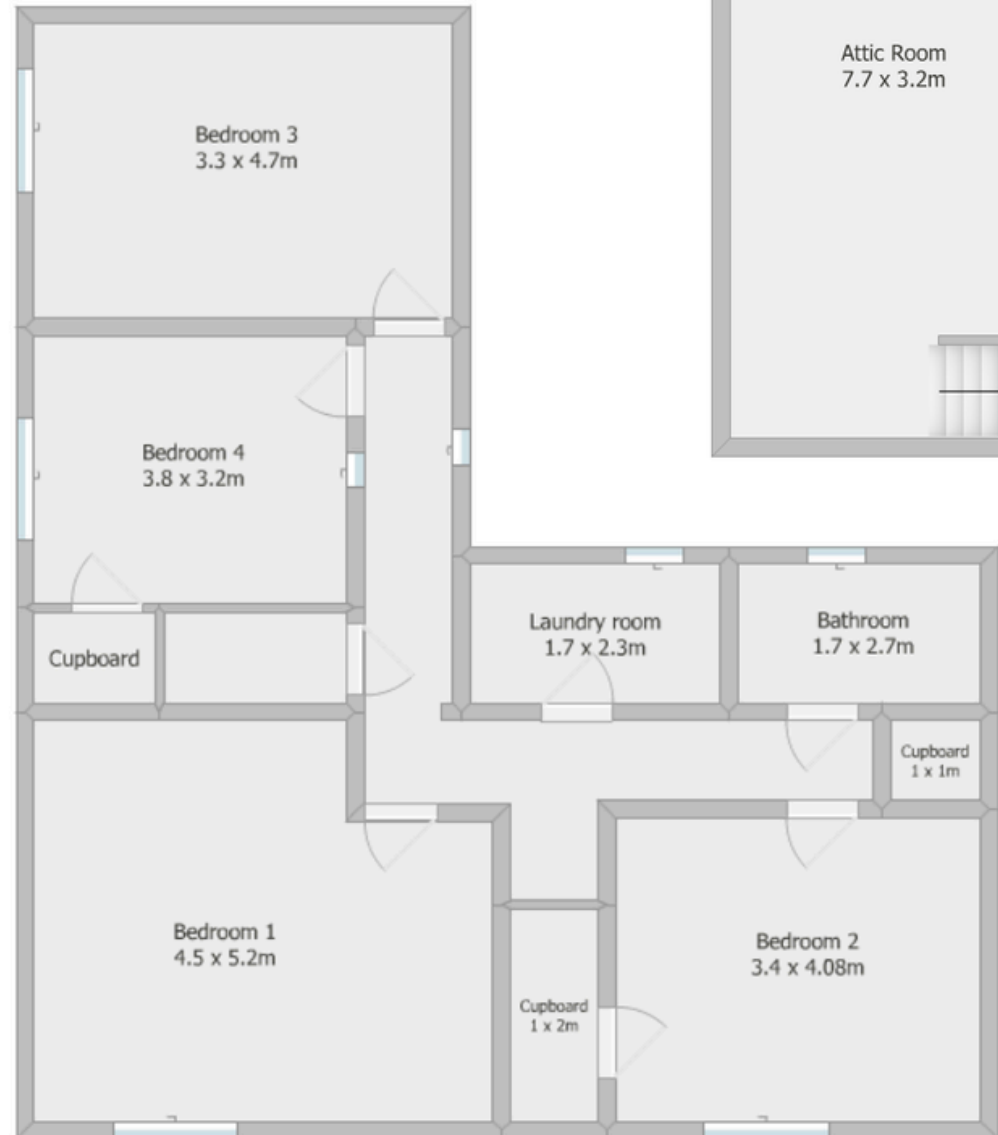
Council Tax Band: E

Floor plans

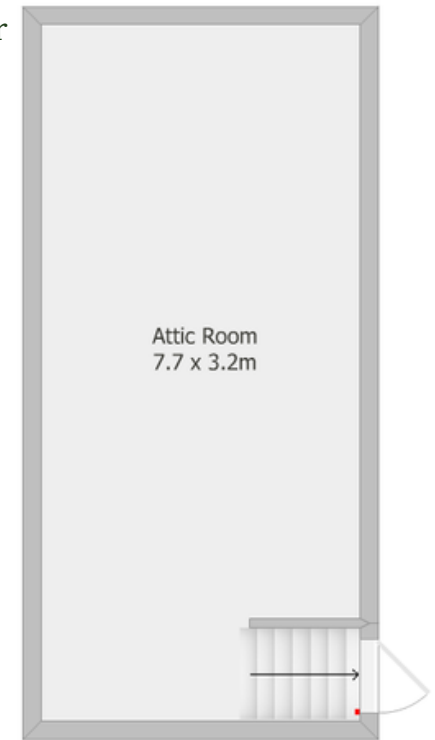
Ground floor



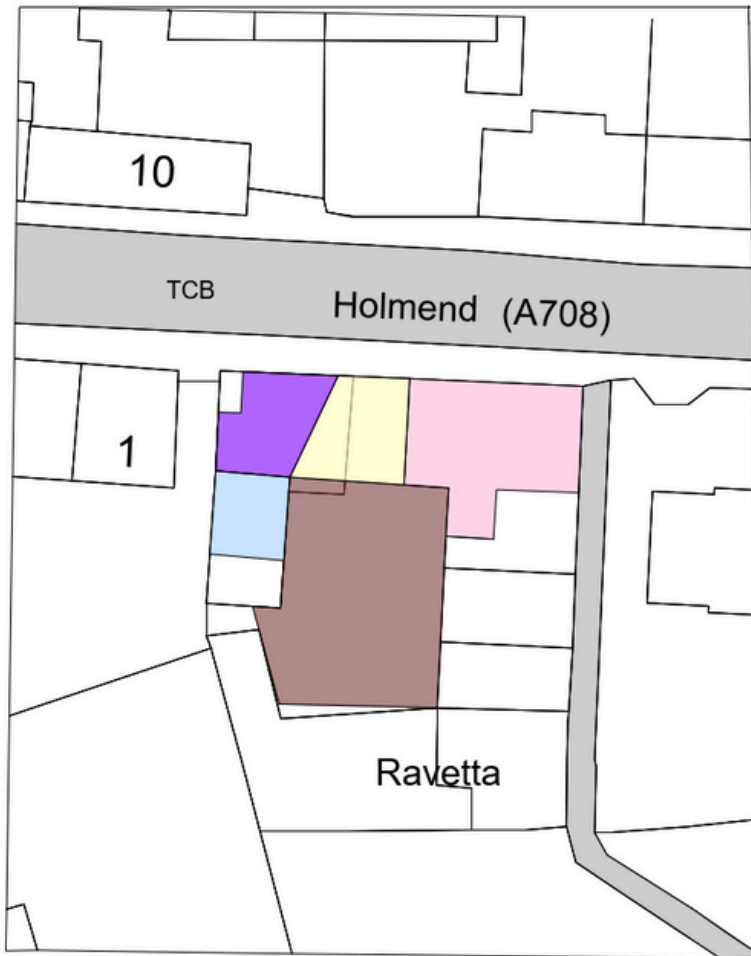
First floor



Second floor



Location and Property Plan



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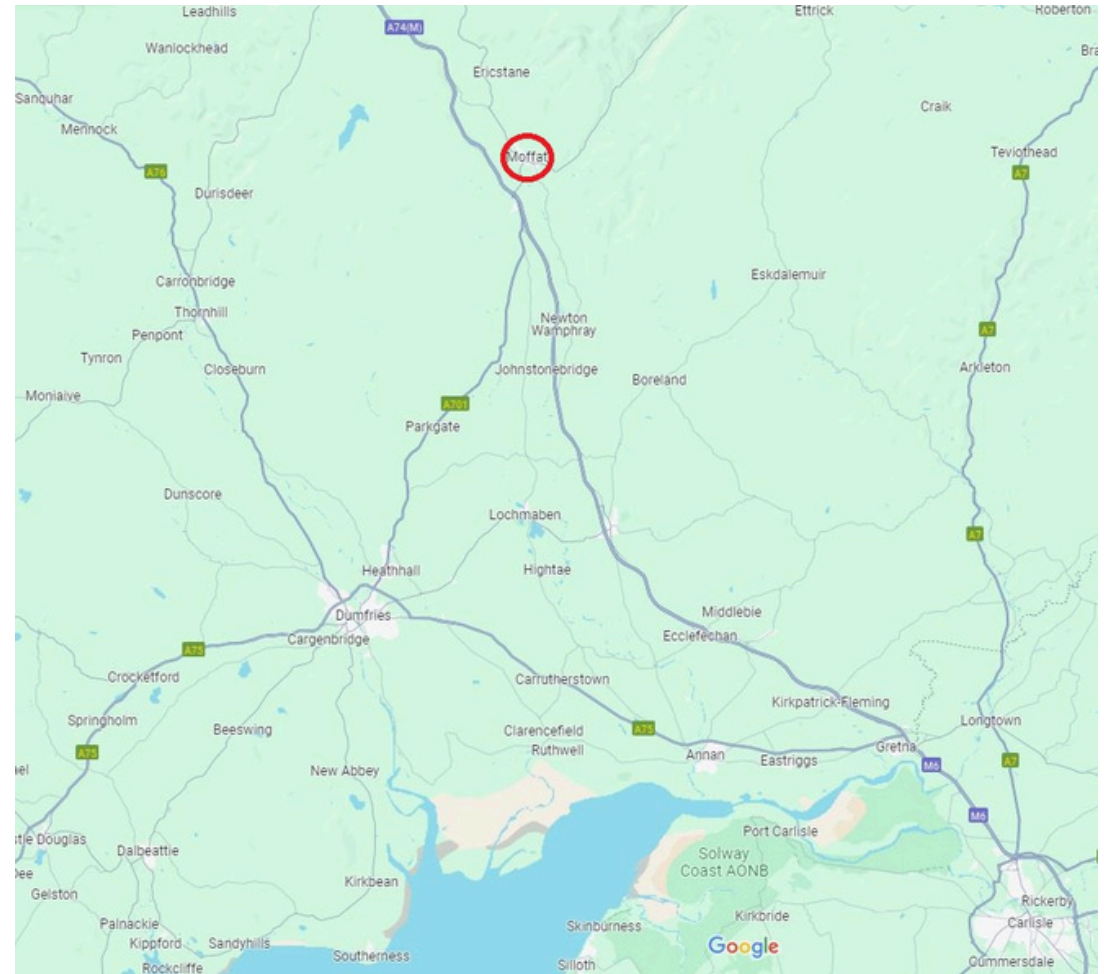
- Pink – 4 Ravetta (house)
- Yellow – shared access
- Purple – private garden
- Brown – shared courtyard, parking for 1 car
- Blue – garage

Moffat is an attractive town with a thriving community and a variety of shops, bars, hotels, restaurants and takeaways. The town also has primary and secondary schools and a health centre. The surrounding countryside is ideal for outdoor recreation with an 18 hole golf course, tennis courts, cycle routes and countryside walks.

Located less than 2 miles from junction 15 of the M74, Moffat offers quick access to the motorway for travel north or south. The West Coast train line stops in Lockerbie just 17 miles south of Moffat with services to London, Glasgow or Edinburgh.

Moffat town centre 0.5 miles
 Lockerbie 17 miles
 Dumfries 22 miles

Carlisle 41 miles
 Edinburgh 52 miles
 Glasgow 58 miles



Not to scale

Sale information

Home Report

Available on request.

Viewing

Strictly by appointment with Stanley Wright 01659 58697. The agent may undertake individual or open house viewings at their discretion.

Entry and Possession

Vacant possession and entry to be given on completion or such mutual time to be agreed by the seller and the purchaser.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Stanley Wright. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

Third Party Rights & Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise and purchasers will be deemed as to have satisfied themselves in respect thereof.

Method of Sale

The property is offered to the market for sale as a whole and is not available as individual units.

The Consumer Protection from Unfair Trading Regulations 2008

These particulars do not form any part of any contract and whilst they have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described. Plans are not to scale.

All photographs are for illustrative purposes only and are not to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.

Note

The statements or plans are not warranted nor to scale.

Approximate measurements have been taken by sonic device at the widest point.

Services and appliances have not been tested and no warranty is given as to their compliance with regulations



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