

Warriston Lodge Ballplay Road,
Moffat,
Dumfries and Galloway.
DG10 9JU

329,995



- 4 Reception rooms
- 7 Bedrooms, Master En Suite
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- Kitchen/Diner
- Bathroom & Shower Room
- Gas Central Heating
- Detached Garage & Gardens
- Victorian Features
- Double Glazed

Ref: PRA05022

Viewing Instructions: Strictly By Appointment Only

General Description

Warriston Lodge is an exceptional semi detached family home with flexible accommodation over 3 floors providing 7 bedrooms, 3 bathrooms, 4 public rooms and Kitchen with Utility room. The present owners have undertaken substantial modernisation of the property whilst maintaining many features expected of a Victorian Town House. Priced to sell at Â£95,000 under the Home Report Valuation. There are well laid out attractive gardens and superb views from its elevated position across the Town to the surrounding Moffat Hills.

The property lies within easy walking distance of the centre of the popular Rural Town of Moffat with excellent hill walking and tourism opportunities close by. With close proximity to the M74 and easy access north to Edinburgh and Glasgow and south to Carlisle.

Accommodation

Entrance Hall

Enter from driveway through wood storm door into vestibule with Victorian tiled floor, large sash window to the side allowing light to flood into the Hallway, with curtain rail and curtains included in the sale. There is a ceiling light, traditional corncicing and glazed inner door leading in to the hallway with glass panels to either side.

Hallway

The wide and spacious L shaped hallway has real Pine wood flooring, ornate corncicing and dado rail, 2 radiators, 1 ceiling light, bell sounder, and 2 storage cupboards.

Dining Room (18' 1" x 16' 9") or (5.50m x 5.10m)

This extremely traditional Dining Room has beautiful sash bay windows overlooking the garden and flooding the room with light, and additional sash window to the side garden both with matching curtain poles, curtains and tiebacks, real Pine wood flooring, corncicing and dado rail, fireplace with a marble hearth with ornamental caste iron surround, 2 ceiling lights, radiator and TV point.

Sitting room (18' 1" x 16' 9") or (5.50m x 5.10m)

Beautiful sash bay windows; with curtain poles, curtains and tiebacks; overlook the garden matching those of the sitting room, real Pine wood flooring, corncicing, fireplace with a tiled hearth and tiled and wooden surround, 1 ceiling light, radiator and 2 wooden corner shelves

Family Room (14' 1" x 11' 10") or (4.30m x 3.60m)

Double glazed Bay window over looking side garden, real Pine wood flooring, corncicing, 1 ceiling light, TV point and radiator

Lounge/Bedroom (14' 3" x 12' 6") or (4.35m x 3.80m)

Downstairs Bedroom/Lounge

This room has double glazed upvc window overlooking side garden, real Pine wood flooring, radiator, coving, 1 ceiling light and real coal fire with tiled hearth and caste iron surround.

Kitchen/Diner (16' 1" x 12' 0") or (4.90m x 3.65m)

A generously proportioned room with modern fitted wall and base units, Range cooker with 2 ovens, grill and 8 ring electric hob, integrated dishwasher, fridge, freezer, sink and drainer with mixer taps, partially tiled walls, ceramic tiled

flooring, 2 sets of spotlight tracks, radiator, smoke alarm and double glazed windows to both sides overlooking gardens. There is a gas cooker point if required.

Utility Room

With base units and worktop, plumbing for washing machine, extractor fan, sink and drainer with mixer taps, partially tiled walls, ceramic tiled flooring, 2 ceiling lights, double glazed window to the side and wooden storm door to driveway. There is also a cupboard housing the gas boiler and a separate larder

Downstairs Shower room

Consisting of modern 3 piece suite with WC, wash hand basin and shower cubicle with thermostatic shower, fully tiled walls, ceramic tiled flooring, radiator, shaver light and cabinet, 1 ceiling light and double glazed window with roller blind.

Rear Entrance Hall

Second Entrance Hall ()

There is a second entrance hall to the side driveway with a double glazed upvc front door, fitted carpet, cornicing and ceiling light. This second hall leads up stairs and also connects through to the main hallway.

Landing

Carpeted stairs with hand rail lead past opaque sash window onto a split level landing with the master bedroom to the right and main landing with 3 bedrooms, bathroom and further stairs to the left. There is fitted carpets, ceiling light, smoke alarm, BT point and glazing

Master Bedroom (16' 1" x 11' 10") or (4.90m x 3.60m)

With double glazed windows to both sides with curtain poles, curtains and tiebacks, fitted carpet, 1 ceiling light, 2 wall lights, radiator, loft access and potential built in cupboard where present access is to the cottage.

En Suite

Consisting of 3 piece suite of WC, wash hand basin and bath. Full wall tiling, ceramic tiled flooring, shaver light and wall cabinet, extractor fan, radiator, 1 ceiling light and double glazed window to the side.

Bedroom 2 (18' 1" x 16' 9") or (5.50m x 5.10m)

Double glazed bay window overlooking the garden with superb views over the town to the hills and additional double glazed window to the side, curtain poles, curtains tiebacks and blinds, fitted carpet, BT point, TV point and radiator.

Bedroom 3 (16' 1" x 14' 11") or (4.90m x 4.55m)

Double glazed windows overlooking garden to front and side with superb views, curtain poles, curtains and tiebacks, fitted carpet, dado rail, coving, radiator and ceiling light.

Bedroom 4 (14' 5" x 9' 10") or (4.40m x 3.0m)

Double glazed window to the side, curtain poles, curtains and tiebacks, dado rail, fitted carpet, radiator and ceiling light.

Family Bathroom (13' 9" x 13' 9") or (4.20m x 4.20m)

Extremely large modern bathroom which could easily be split to create an en-suite for bedroom 2. There is a 4 piece suite consisting of WC, wash hand basin, bath and shower cubicle with thermostatic shower, fully tiled walls, ceramic tiled flooring, radiator, coving, 5 spotlights, cupboard housing 2nd combination boiler, and double glazed window to the side with roller blind.

Stairs to 2nd floor

Carpeted Stairs lead up to the 2nd floor landing with a decorative mahogany and cast iron balustrade. There is 1 ceiling light, smoke alarm and Sky light window

Bedroom 5 (16' 5" x 11' 6") or (5.0m x 3.50m)

With slightly combed ceilings, this bedroom has a fitted carpet, radiator, 1 ceiling light, loft hatch, 2 loft access hatches into coombes of which one is floored and has lighting. There is also a double glazed window to the side with curtain pole, curtains and tiebacks.

Bedroom 6 (16' 5" x 12' 8") or (5.0m x 3.85m)

Fitted carpet, radiator, 1 ceiling light, loft hatch access with flooring and light, double glazed window overlooking side garden with curtain pole, curtains and tiebacks

Bedroom 7 (12' 0" x 7' 5") or (3.65m x 2.25m)

Bedroom 7/Study

Double glazed velux window to the front garden, fitted carpet, radiator, 1 ceiling light, BT point and loft hatch

Outside

Warriston Lodge is accessed by a shared private lane from Ballplay Road. Presently there is one driveway servicing Warriston Lodge and the adjoining Warriston Cottage. The chipped driveway allows parking in front of the Cottage and down the side of the Lodge. In addition there is a single garage. The driveway then narrows as it goes along the front of the Lodge in front of the bay windows. There is a garden mainly laid to lawn with flower beds, hedges, trees and bushes at the front of the Cottage. The main garden for the Lodge runs down the side of the Lodge by the driveway and along the front of the Lodge. Mainly laid to lawn and sloping down to the boundary there are in addition mature trees, bushes and hedging and pathways. Boundaries are mainly of Whinstone stone dyke.

Rear Garden

As you enter the Driveway on the right next to the Detached Garage is the Rear Garden. It is mostly laid to lawn with a natural hedge, drying area and a shed which is included in the sale.

Detached Garage

As you enter the Driveway to the right is a Detached Garage with up and over door.

Services

Mains electricity, mains drainage, mains water, mains gas

EPC Rating:42

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

Internal Property Photo



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. LBTT is not payable up to £145,000. From £145,001 to £250,000 - 2% of Purchase Price. From £250,001 to £325,000 - 5% of Purchase Price. From £325,001 to £750,000 - 10% of Purchase Price. From £750,001 onwards - 12% of Purchase Price. N.B. LBTT is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.