



'REDUCED PRICE'

HILLCOURT, HYDRO AVENUE, MOFFAT, DG10 9RX

A unique, substantial detached five bedroom contemporary family home newly refurbished to a high specification and in walk in condition. Private grounds of 1.6 acres (approx.) Situated on the edge of the bustling town of Moffat. Fully double glazed, oil central heating. Large lawn with mature shrubs.

This is a rare opportunity to acquire an impressive detached property suitable for a large family, or two generations living semi-independently

Viewing is highly recommended.

Accommodation:

- **First Floor** – Entrance hallway, kitchen/dining/family room, living room (balcony with access from living room and kitchen/dining room), study, W.C., Bathroom, three bedrooms (one with walk-in wardrobe and one with dressing room and en-suite bathroom).
- **Ground Floor** – Entrance hall/sitting room, utility room, Bathroom, two bedrooms, living room, W.C., kitchen/dining room.
- Double garage.
- Grounds of 1.6 acres (approx.)

Price: Offers In The Region of £450,000



Property Overview

Hillcourt is a unique, substantial detached five bedroom contemporary family home, newly refurbished to a high specification and in walk in condition. This very distinctive property has been designed to take full advantage of it's south westerly aspect and elevated setting providing excellent natural light. It has generous-sized rooms allocated over 2 floor levels, and enjoys splendid views over the surrounding grounds, fringed on all sides by mature trees and shrubbery to ensure perfect privacy. Both floor levels have ground level entrances from the driveway.

The layout of "Hillcourt" with its split-level aspect could lend itself to a variety of possible uses, including family occupation, family and grandparents semi-independently or even potential holiday letting (subject to any necessary consents). There are numerous possible permutations which are apparent on viewing.

The property is accessed from Beechgrove/Old Edinburgh Road by a private road (Hydro Avenue) on the periphery of Moffat, and sits at the end of the Avenue with no through traffic.

The extensive renovation/modernisation works carried out by the recent owners have included new cladding, exterior wall insulation, windows, exterior and interior doors, plumbing and electrical work with low energy lighting throughout.

The locality offers excellent opportunities for country sports, with tennis, golf, shooting and fishing available locally and hill walking in the nearby Annandale and Queensberry Hills with links to the Southern Upland Way. The centre of Moffat is within easy walking distance and has a good range of quality shops and professional services, as well as hotels, restaurants, a golf course and a distinguished combined school offering nursery to sixth year studies. Dumfries, lying 21 miles to the south, is an active town which provides a wide range of facilities, including a hospital, theatres, cinemas, ice rink, a range of shops, supermarkets, sports clubs and other leisure, sporting and cultural facilities. Carlisle, which also provides a wide range of facilities, is only a short drive away, 41 miles to the south. Situated mere minutes drive from the M74, it is ideal for those commuting to Glasgow, Edinburgh and Carlisle.



***HILLCOURT, HYDRO AVENUE,
MOFFAT, DG10 9RX***

Accommodation

18'5" x 11'3" (approx)

Spacious hallway entered through composite door with large double glazed windows to either side. Banister and stairs leading to ground floor. Built-in cupboard with shelves, hanging rail and pendant light. Two radiators. Three pendant lights. Loft hatch. Built-in airing cupboard with shelves.



Kitchen/Dining/Family Room

23'10" x 27'7" (at longest & widest) (approx)

L-shaped room with new modern high quality built-in kitchen with wood-effect worktops, cream cupboards and stainless steel handles, featuring Neff appliances including: double oven, ceramic hob with extractor hood and dishwasher. Sink and a half with mixer tap. Three double glazed windows and door to the front with patio doors to the rear opening onto the large balcony. Downlights. Two radiators. Wood burning stove with tiled hearth. Smoke alarm. CO detector.



Lounge (with Balcony/Terrace)

27'6" x 15'5" (approx)

Spacious room with patio doors to balcony and double glazed window overlooking the lawn. Two radiators. Carpet. Smoke alarm. T.V. point. The Balcony/Terrace is a splendid feature of the design allowing the possibility of al fresco dining in the summer months.



***HILLCOURT, HYDRO AVENUE,
MOFFAT, DG10 9RX***



Bedroom 3

11'01" x 15'10" (approx)

Double bedroom with walk-in wardrobe. Double glazed window to rear. Radiator. T.V. point. Carpet. Walk-in wardrobe, pendant light, carpet.

W.C.

W.C. Wash hand basin with mixer tap. Double glazed window with dappled glass to front. Downlights. Ceiling vent.

Study

6'10" x 11'09" (approx)

Two double glazed windows to the front. Pendant light. Telephone point. Carpet. Radiator.

Bedroom 2

14'02" x 15'08" (approx)

Good size room with large double glazed window to rear. Four built-in double wardrobes with hanging rails and shelves. T.V. point. Carpet. Radiator. Pendant light.



Bathroom

11'07" x 9'08" (approx)

Modern fitted bathroom. Large bath with mixer tap. W.C. Large walk-in shower. Wash hand basin with mixer tap. Downlights Radiator and heated towel rail. Double glazed window with dappled glass to front. Mirror with side lights that are touch activated.



Master suite

Bedroom 1

14'05" x 15'09" (approx)

The master suite has its own hallway, dressing room and en-suite bathroom. In the carpeted hallway there is a smoke alarm and pendant light. Archway to dressing room.

Dressing Room – Carpet. Radiator. Downlights. Double glazed window with dappled glass to front.

Bedroom – Two double glazed windows one to the rear and one to the side overlooking the lawn. Radiator. Pendant light. T.V. point.

En-suite – Large sunken bath with mixer tap. W.C. Shower cubicle with downlights and vent. Wash hand basin with mixer tap and underneath storage. Vinyl flooring. Fully tiled. Heated towel rail. Double glazed window with dappled glass to side. Two large mirrors and shelves.



***HILLCOURT, HYDRO AVENUE,
MOFFAT, DG10 9RX***



Lounge

15'01" x 14'05" (approx)

Double glazed window to rear. Radiator. Brick fireplace with wooden mantel. T.V. point. Carpet. Pendant light.

Storage Room

8'06" x 7'04" (approx)

Pendant light. Vinyl flooring. Power point.

Kitchen/Dining Room

18'11" x 15'00" (approx)

Bright spacious fitted kitchen views over the lawn. Built-in Hotpoint double oven and ceramic hob with extractor over. Sink and half with mixer tap. Part tiled. Vinyl flooring. Two double glazed windows to rear and two floor length double glazed windows to the side with door. Radiator. Smoke alarm.



A flight of stairs leading down to ground floor enters into the lounge/hall.

Lounge/Hall

14'11" x 16'00" (approx)

Patio door to rear with views over lawn. Radiator. T.V. point. Understairs cupboard. Double doors at either side.



Rear hallway. Doors off to W.C. and bedroom four. Vinyl flooring. Ceiling light. Smoke alarm.

W.C.

6'00" x 4'00" (approx)

W.C. Wash hand basin with mixer tap. Vinyl flooring. Vent. Pendant light. Heated towel rail.

Bedroom 4

9'8" x 12'5" (at widest) (approx)

Double glazed window to side. Radiator. Pendant light. Carpet. Built-in wardrobe with hanging rail and shelf.



***HILLCOURT, HYDRO AVENUE,
MOFFAT, DG10 9RX***



To the left hand side. Hallway with pendant light, power points and doors to bedroom 5, bathroom and utility room

Bedroom 5
12'09" x 10'07" (approx)

Double glazed window to rear with views over the lawn. Carpet. Power points. Built-in three door wardrobe with shelves and hanging rails. Radiator. Door leading to bathroom.



Bathroom 2
10'05" x 8'00" (approx)

Bath. W.C. Good size walk-in shower cubicle. Vinyl flooring. Fully tiled. Double glazed window with dappled glass to rear. Radiator and heated towel rail. Two downlights. Triple spot light. Mirror. Built-in drawer and cupboard with shelves.



Utility Room
15'04" x 7'09" (approx)

Built-in kitchen units and cupboards with space for washing machine and tumble dryer. Sink with mixer tap. Vinyl flooring. Double glazed window and door to rear. CO detector. Built-in cupboard housing new Worcester Bosch Utility boiler and Oso cylinder. Pendant light. Water heater.



Outside
Garage
15'07" x 19'08" (approx)

Double garage with up-and-over door. Power points. Shelf. Window to side.

Grounds

The grounds extend to approximately 1.6 acres. Long winding driveway with space to park several cars. Wooded area around the boundary. Outside spigot tap. Patio area. Greenhouse. Large lawned area. Outside lights.

***HILLCOURT, HYDRO AVENUE,
 MOFFAT, DG10 9RX***



PLEASE NOTE:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.

SERVICES

Mains water, drainage and electricity. Oil tank.

ENTRY

By negotiation.

VIEWING

By contacting the selling agents on 01387 267316 for prior appointment.

HOME REPORT

A Home Report is available on this property. Prospective purchasers can download a copy free of charge online at www.packdetails.com/ using reference HP511601. Copies can also be obtained from the Selling Agents, Primrose & Gordon (01387-267316)(admin and copying charge applies).

EPC

EPC = D

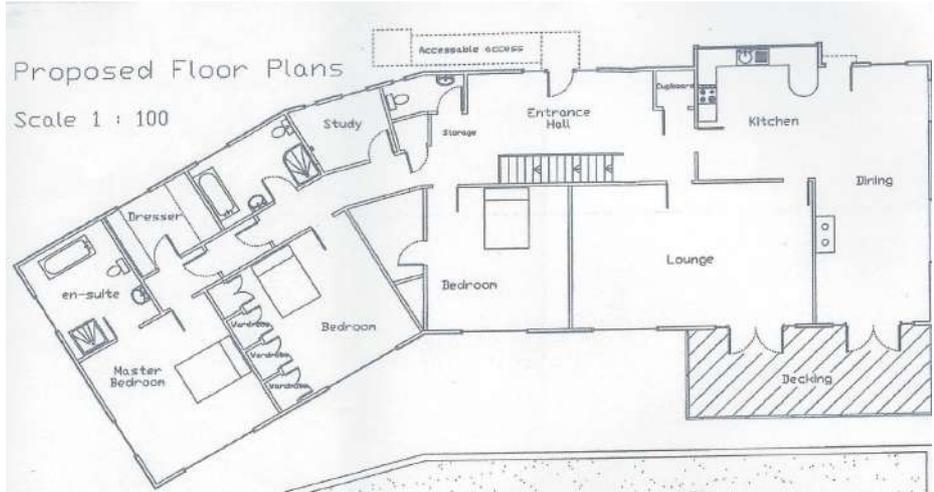
OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed

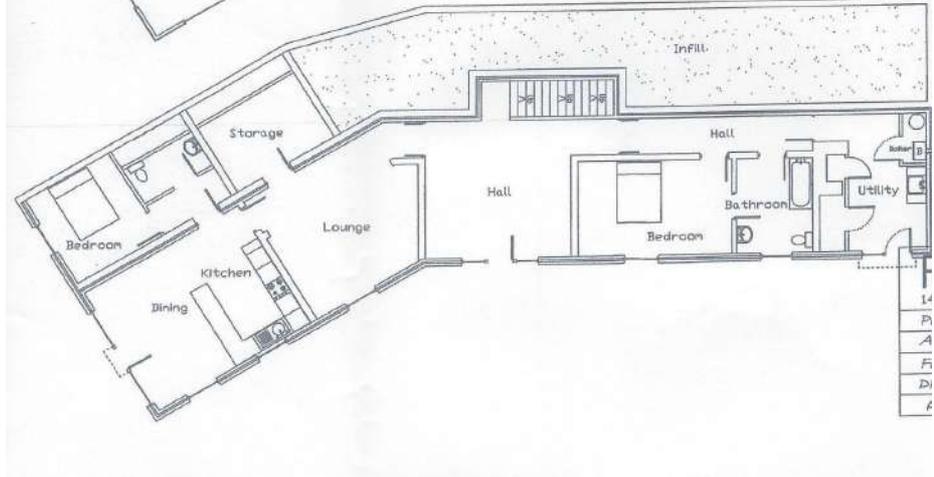


***HILLCOURT, HYDRO AVENUE,
MOFFAT, DG10 9RX***

FIRST FLOOR



GROUND FLOOR



TOAL FLOOR AREA – 4,133ft² / 384m²



***HILLCOURT, HYDRO AVENUE,
MOFFAT, DG10 9RX***



*HILLCOURT, HYDRO AVENUE,
MOFFAT, DG10 9RX*