

# Laverhay House, Hartfell Crescent, Moffat, DG10 9AL

Offers Over £400,000



Spectacular 4-bedroom detached Stone Villa situated in prime elevated position in the picturesque Spa town of Moffat. With stunning mature gardens, this property boasts beautifully presented, bright, and flexible accommodation over three floors. A prestigious property, it combines Victorian grandeur, elegance, and fine period features, with modern comfort and stylish living. In a unique setting yet within walking distance of the town centre where you will find all the necessary amenities including shops, leisure facilities and local schools.



**POLLOCK & MCLEAN**  
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**Measurements (all approx.)**

Entrance vestibule – 2.39m x 2.15m  
 Rear Hall – 1.45m x 1.29m  
 W. C. – 1.22m x 1.13m  
 Master bedroom – 6.22m x 4.00m  
 Study/Nursery – 2.37m x 2.03m  
 Storage – 2.94m x 2.16

Lounge/Dining Room – 8.64m x 3.83  
 Shower – 1.14m x 0.78m  
 Bathroom – 5.41m x 2.33m  
 Bedroom 3 – 4.393m x 3.84m  
 Attic Room 1 – 5.66m x 4.90m

Sitting Room/Kitchen – 9.81m x 3.95m  
 Utility Room – 4.49m x 2.45m  
 Bedroom 1 – 3.44m x 4.06m  
 Bedroom 4 – 4.04 x 3.87m  
 Attic Room 2 – 3.57m x 2.93m

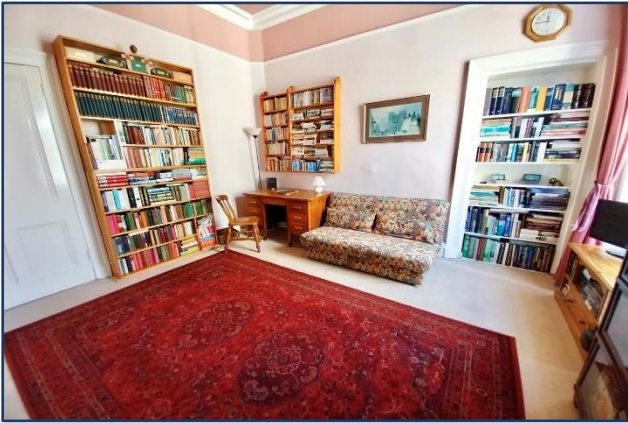


These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



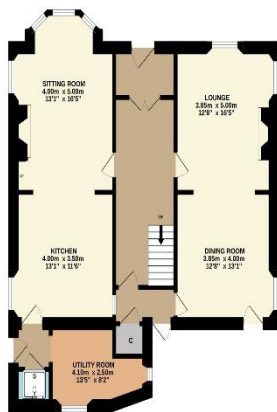
#### Accommodation comprises:

- High ceilings, ornate cornicing and original fireplaces.
- Entrance vestibule with decorative tiled floor and beautiful cornicing.
- Delightful airy entrance hallway, door at rear with understairs storage and downstairs W. C., with wash hand basin and glazed door to the garden.
- Spacious open-plan lounge and dining room with window to the front, two to the side and glazed door to the rear. Fireplace with gas living-flame fire, tiled hearth and mantel.
- Bright open-plan sitting room and kitchen. The sitting room has a wood burning stove and tiled hearth. Large bay window to the front. Fitted kitchen with wall and base units, integrated electric oven, 4-ring gas hob with extractor fan. Sink and a half with mixer tap and right-hand drainer. Plumbed for dish washer, window to side.
- Rear hallway with door to garden, and door to shower which is fully tiled with window to side.
- Utility room/pantry with wall units, plumbed for washing machine, space for tumble dryer. Belfast sink, window to side and rear, clothes pulley and Worcester boiler.
- Stairs to first floor with hand rail and bannister, two windows to the rear.
- Family-sized bathroom with bath, shower cubicle, W. C., wash hand basin, two windows to sides, Velux window and built-in cupboard housing tank.
- Master bedroom which is spacious and bright with bay window to front and window to side. Decorative fireplace.
- A further three double bedrooms, two rear facing and one to the front. The front bedroom has a decorative fire-place and two windows.
- Study/nursery with window to the front.
- Stairs to attic accommodation which has a large room with double sash windows and window seat, and 3 Velux windows. Further room with W. C. and wash hand basin and separate storage room.
- Stunning mature gardens laid to lawn, patio area, decking, pond with pump and filter, variety of plants and shrubs, greenhouse, wood store and detached garage with power.

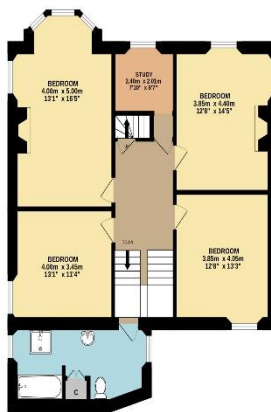




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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