



**GLENMORE LODGE**  
OLD EDINBURGH ROAD, MOFFAT

**Galbraith**



## GLENMORE LODGE, OLD EDINBURGH ROAD, MOFFAT

A spacious colt house with fabulous views of the surrounding countryside.

Dumfries 21.7 miles ■ Carlisle 41.6 miles ■ Glasgow 59.2 miles

2 acres (0.8 hectares)

Offers Over £520,000

- 3 reception rooms. 4 bedrooms
- Living accommodation on first floor for views
- Extensive mature woodland garden
- Large workshop (8m x 10m)
- Summerhouse
- Integral garage

### Galbraith

Castle Douglas  
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castledouglas@galbraithgroup.com

 OnTheMarket





## SITUATION

Glenmore Lodge sits just outside the town of Moffat, literally less than a mile from the centre of town yet is in a stunning rural location with wonderful views of the surrounding countryside. It is a pleasant walk into town, saving on car use. Moffat is a vibrant and picturesque rural town which caters for all daily requirements. A range of individual local shops and services include a butcher, a baker, a delicatessen, gift shops and cafes. The town has a variety of restaurants, a supermarket, several hotels and local professional services. In terms of recreation, Moffat has a theatre, art galleries, tennis courts, a bowling green and an 18-hole golf course. Moffat Academy provides both primary and secondary schooling.

Dumfries is the principal town in the area, and provides a wider range of schools, shops, retail outlets, and other services including a hospital, the Dumfries and Galloway Royal Infirmary, with a large Accident & Emergency department and specialist clinics. Also on the edge of Dumfries there is the beautifully laid out grounds of the Crichton Campus including University of Glasgow, University of South West Scotland, and Dumfries College all providing higher education and degree courses.

The region is renowned for its sporting and leisure opportunities with a wide range of pursuits catered for. The area abounds with excellent fishing on both the numerous lochs and rivers, as well as sea fishing from the extensive coastline. Hill walkers are spoilt for choice amongst the region's hills, and the surrounding Moffat hills present a haven for walkers of all abilities, with stunning scenery, in particular at Grey Mare's Tail with a spectacular 200 foot waterfall and moorland, and also St Mary's Loch en-route to Selkirk in the nearby Borders Region. There are other beautiful hill walks at Criffel near Dumfries, and the Galloway Forest Park. The Galloway Forest Park has been awarded Dark Skies Park status, being the only one outside of the USA, and affords tremendous opportunity for those with an interest in astronomy. Mountain bike routes in the area include the Seven Stanes, part of which is at Ae Forest on the A701 between Moffat and Dumfries. Equestrian needs are fulfilled by the many riding schools, trekking centres and livery stables throughout the area.

The property is well positioned for access to the M74 motorway which offers excellent communication links to the cities of Glasgow and Edinburgh in the north, and also links to the south, while the A701 from Moffat provides an alternative route to Edinburgh and is one of Scotland's most scenic drives. There is a regular train service from both Lockerbie and Carlisle. Carlisle to London route is approximately 3.5 hours. The international airports at Edinburgh 56 miles, and Glasgow 64 miles offer a wide range of flights to UK, European and further afield destinations.

## DESCRIPTION

Glenmore Lodge is a colt house originally constructed c1973. The current owners have modernised the property to create a chic and spacious family home. A striking staircase greets you as you enter the property and sweeps up to the first floor, where the living accommodation makes the most of the lovely views across the surrounding country. The heart of the home is very much the generous sitting room which has large picture windows and fireplace with stove. For more casual living, there is a cosy snug. A formal dining room is ideal for entertaining family and friends, and the spacious kitchen supports everyday dining. Two bedrooms including the master bedroom with en suite dressing room are situated on this floor, with a family bathroom and a utility room completing the picture. The ground floor is home to a further two bedrooms, a bathroom, wine cellar/store and integral garage which is accessed via a spacious side hallway.

Outside the grounds, more fully described below, wrap around the house and are a wonderful mix of woodland, terraced beds, lawn and patios. A large summerhouse is ideal for spending relaxing summer evenings enjoying the surroundings or could possibly support a home office. The large steel workshop lends itself to a wide variety of uses and has been built by the current owners just off the bend of the drive, set well back from the house, and has parking of its own.

In all, this is a fantastic opportunity for a buyer to acquire a beautifully appointed family home in wonderful grounds in a convenient location with quick and easy access to the M74 motorway network.



## ACCOMMODATION

Ground Floor: Entrance Hall. Bedroom 3. Bedroom 4. Bathroom. Wine cellar/store. Hallway leading to Integral Garage

First Floor: Sitting Room. Snug/Family Room. Dining Room. Kitchen. Utility Room. Master Bedroom with En Suite Dressing Room. Bedroom 2. Family Bathroom.

## GARDEN GROUNDS

Glenmore Lodge is set in an elevated position within 2 acres of woodland gardens with wonderful views across the lower beef tub and across to the Moffat Golf course and beyond. The area surrounding the house has been landscaped into patios, terraces, rockeries, lawns and a small wildlife pond and have an abundance of plants and shrubs to give colour and interest throughout the year. To one side of the property there is a shed and greenhouse as well as several raised vegetable beds and separate fruit cages for raspberries and strawberries allowing a wide range of vegetables and soft fruits to be grown. To the other side a lawn with large summerhouse and planted steps into the woods beyond. To the front of the property there are many fruit trees accessed by a gateway, paths and steps from the spacious driveway. The landscaped areas are enclosed by woodland first planted over 100 years ago and have paths through them to make your way to various seating areas, fire pit and woodland summerhouse. There are many trees of interest: Oak, Maple, Scots Pine, Whitebeam, Copper Beech and many more. The woodland also supplies enough logs for the log burning fire all year round and there are several log stores to store and dry the wood prior to burning. The current owners have worked hard at turning the gardens and woodland into a home for a vast array of wildlife living and breeding in the woods. Daily visitors include Red Squirrels and Badgers and the birdlife both visiting and resident include a breeding pair of Tawny Owls in the owl box, Woodpeckers (Greater spotted and Green), several species of tit and finch, and many other seasonal visitors.

The steel workshop measures 8.00m x 10.00m and has power. The double garage has power.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil CH	Band G	D58	FTTC	YES

## FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## ACCESS

Access is by way of private driveway from Old Edinburgh Road.

## DIRECTIONS

In Moffat, head right up the main street (A701), passing Moffat House Hotel on the left. Continue on until the mini-roundabout and take the second exit onto Beechgrove for Old Edinburgh Road. Continue all the way along. Glenmore Lodge driveway is on the right just beyond the speed limit de-restricted signs.

## POST CODE

DG10 9RU

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: regress.jumped.prepped



### SOLICITORS

McEwan Fraser Legal  
130 East Claremont Street  
Edinburgh  
EH7 2LB

### LOCAL AUTHORITY

Dumfries & Galloway Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. For the avoidance of doubt, the following items are included in the sale: all roller blinds, curtains in the sitting room, all light shades, fridge freezer, dishwasher, washing machine, oven and hob, CCTV/wildlife cameras.

### VIEWINGS

Strictly by appointment with the Selling Agents.

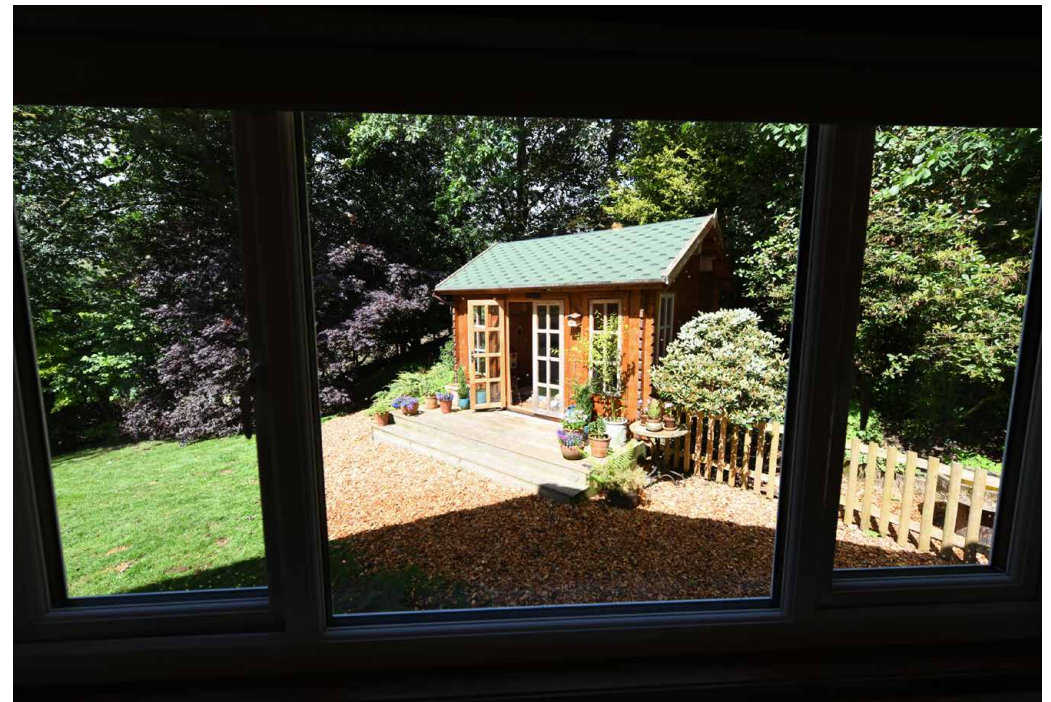
### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

### IMPORTANT NOTES

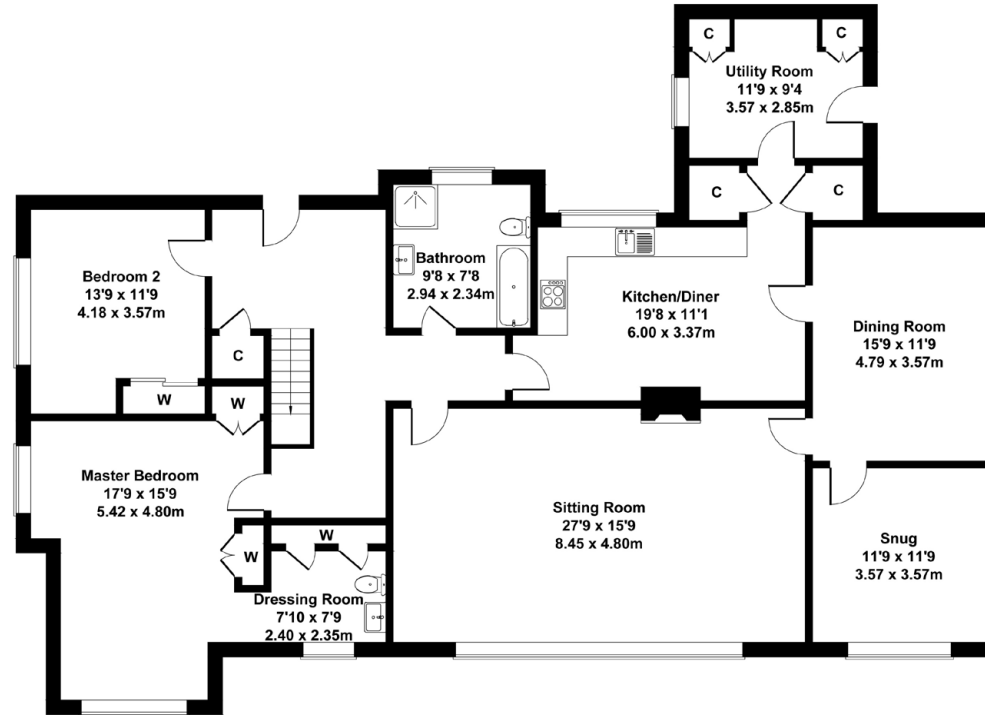
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and 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 to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2024.



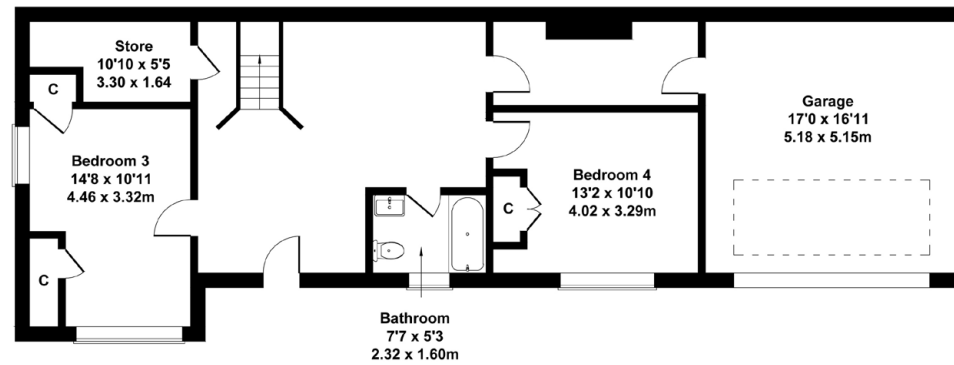


# Glenmore Lodge, Old Edinburgh Road, Moffat, DG10 9RU

Approximate Gross Internal Area  
3132 sq ft - 291 sq m



FIRST FLOOR

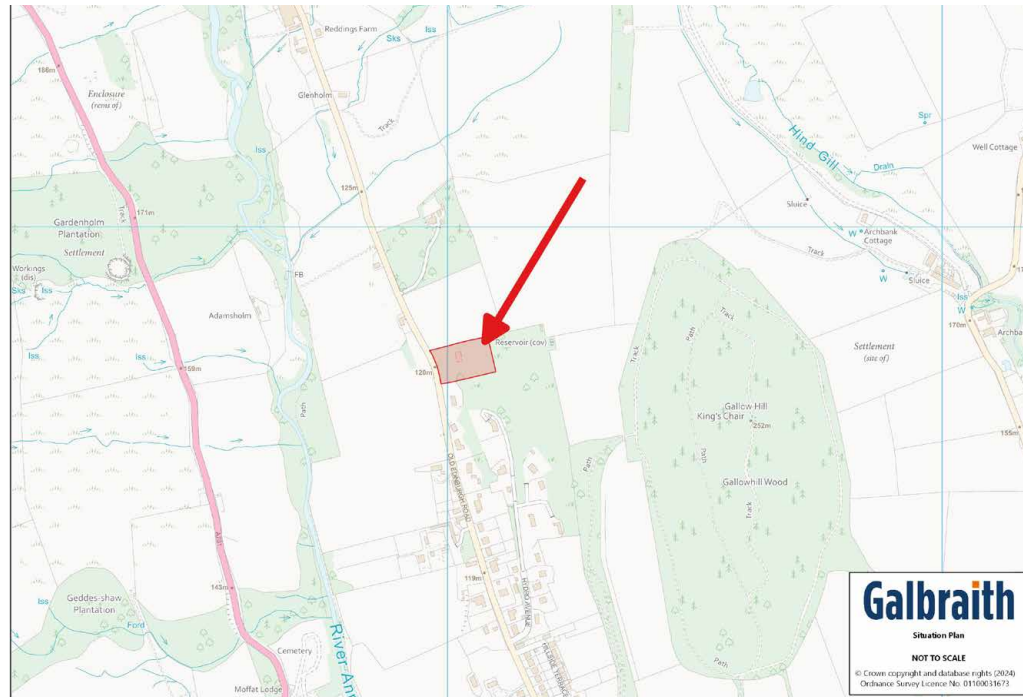
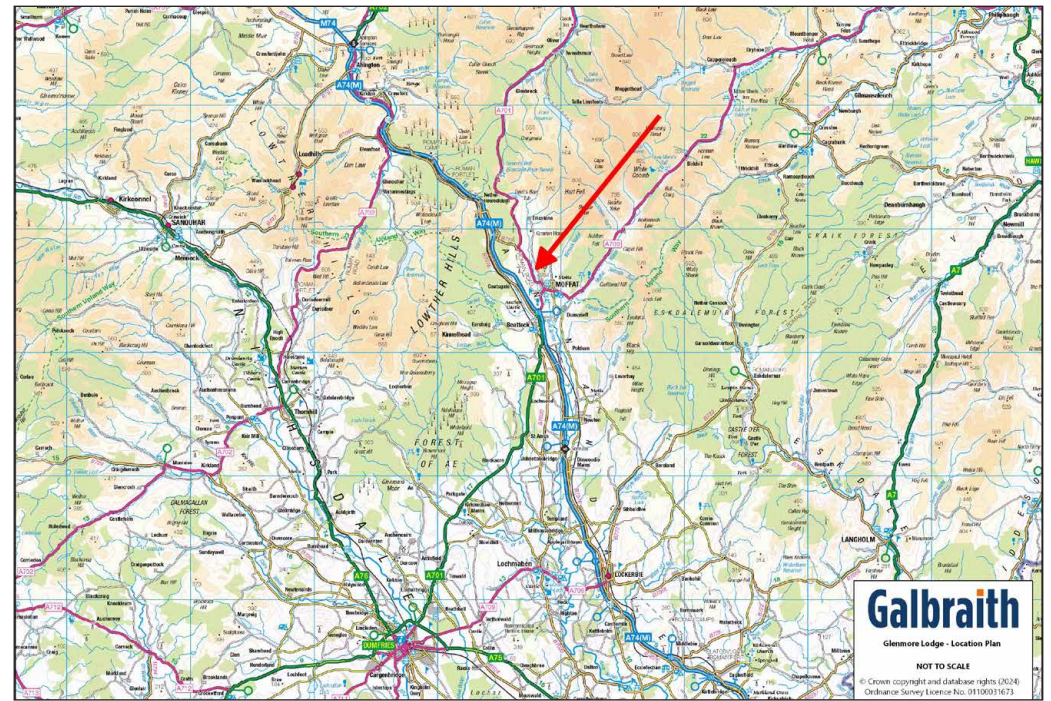
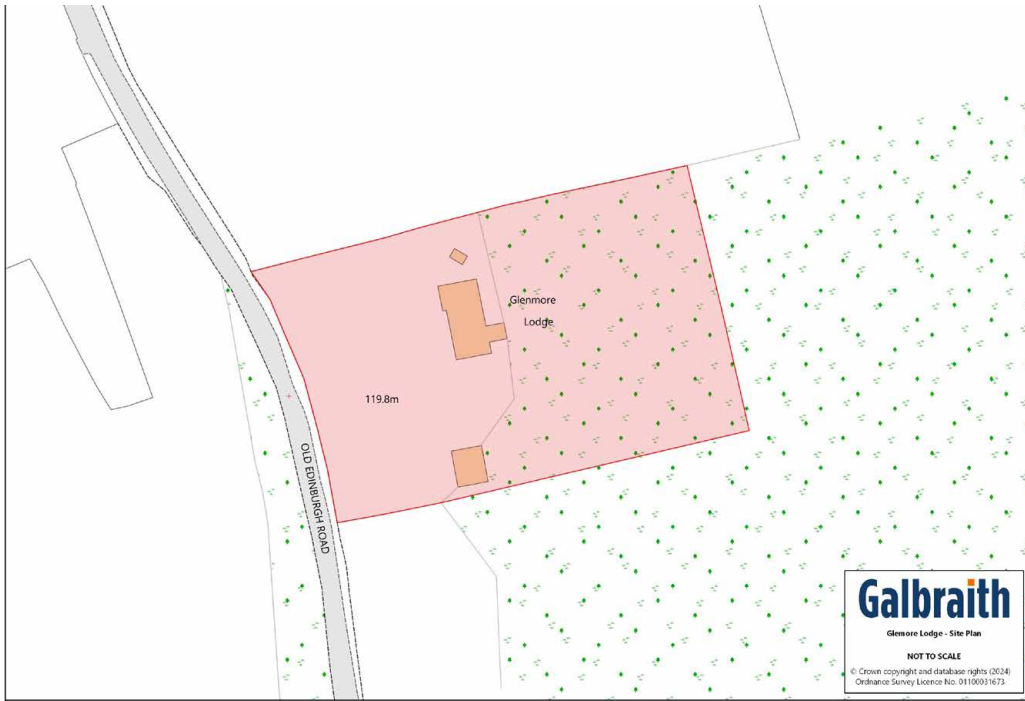


GROUND FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.









**Galbraith**



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