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The Osprey
BEATTOCK, BY MOFFAT, DUMFRIES AND GALLOWAY, DG10 9QB



THE LOCATION



The bungalow is located in Beattock, a small village in Dumfries and Galloway. The village is predominantly residential in nature but is also home to The Old Stables Inn and Moffat Manor Holiday Park. Beattock has an attractive rural setting, surrounded by agricultural land and woods, making it popular with tourists enjoying outdoor activities including hiking and cycling. The 212-mile long Southern Upland Way, which runs between Portpatrick in the west to Cockburnspath in the east, passes Beattock House, which is the halfway point. The popular visitor destination of Moffat is just two miles away and other nearby attractions include Drumlanrig Castle, the Wanlockhead Lead Mining Museum, The Wanlockhead and Leadhills Railway and the Samye Ling Temple.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and beaches, and the diversity of sporting, fishing, and recreational pursuits. There is good hill walking in the nearby Galloway Hills and cycling along some of the designated cycle routes, as well the Seven Stanes mountain bike routes, including Dalbeattie Forest and the Galloway Forest Park. The Galloway Forest Park, well known for its beauty and tranquillity, is also recognised as Britain's First Dark Sky Park, and

a unique Observatory provides astronomers phenomenal views of the stars.

The park in Moffat has a boating lake, an interactive water feature and a nine-hole putting green. There is also a museum charting the history of this former spa town and a local community nature reserve featuring richly coloured insects, dragonflies, butterflies in spring and early summer, wading birds such as Curlew, Snipe and Lapwing in winter and Little Grebe, Geese and Mute Swans feeding on the lochan all year round. Also nearby, is the Grey Mare's Tail waterfall, Britain's fifth-highest and the stunning St Mary's Loch.

Communications to the area are good. There are mainline railway stations in both Dumfries and Lockerbie, providing excellent links to both the north and south. The M74 motorway network is 1 mile distant, and there are regular flights to other parts of the UK, Ireland and Continental Europe from Prestwick Airport, Glasgow and Edinburgh are all 60 miles distant.

The property is within the catchment area of Beattock Primary School and Moffat Academy.

THE PROPERTY



The Osprey lies to the west of Beattock House and is situated on a good-sized plot, in an attractive rural setting. The property is a two/three-bedroom, detached bungalow, all on one level, in a quiet location that extends to approximately 1,260 sq.ft. The current owners have created a super family/holiday home, which is both flexible and adaptable and still offers scope to extend (STPP).

The property itself is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments. The property sits within mature gardens, which have been designed for ease of maintenance and privacy, making it the perfect spot to relax on a summer's day and also provides a private and safe environment for children and/or pets. The property also benefits from a driveway to the front aspect.

The front elevation of the property belies the accommodation internally, which comprises: A welcoming hallway with useful storage cupboards. Access to the loft space is gained from the hallway and the space that exists within this area would be ideal for conversion into further living space (subject to obtaining the necessary planning consents).

Immediately impressive lounge/diner, with patio doors to the front aspect, flooding the room with natural light and offering views over the grounds of Beattock House. The kitchen has a good range of floor and wall units, with an integrated oven, hob and extractor hood and space for a dishwasher and an upright fridge/freezer. Access can be gained from here to the utility room, which is plumbed for a washing machine. A door opens from here into the rear garden. A further door from the kitchen opens into a separate dining room. This room is currently being used as a comfortable bedroom and would also make a super home office or family room. A door from this room leads you back into the lounge/diner.

There are two, well-proportioned bedrooms. The master benefits from twin wardrobes and the luxury of an en-suite shower room. Both rooms offer space for additional free-standing furniture if required. A partly-tiled bathroom completes the accommodation.

The specifications of this family home also include mains electric and water, private drainage and oil-fired central heating.



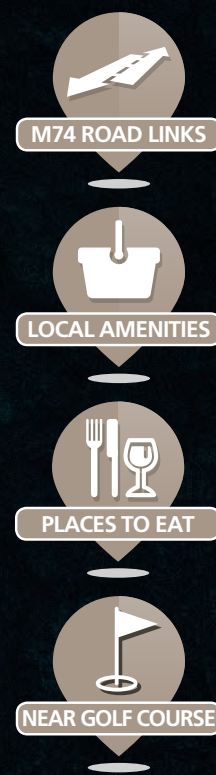
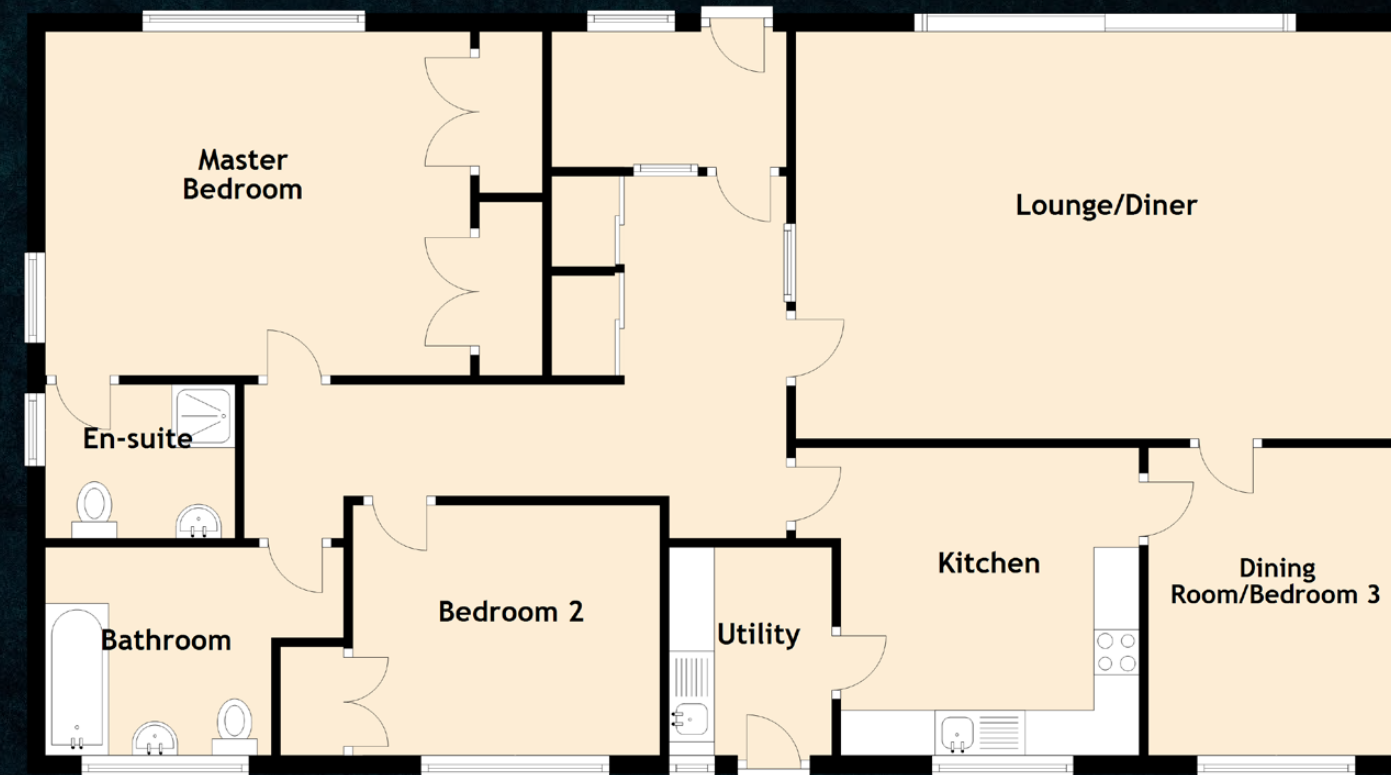
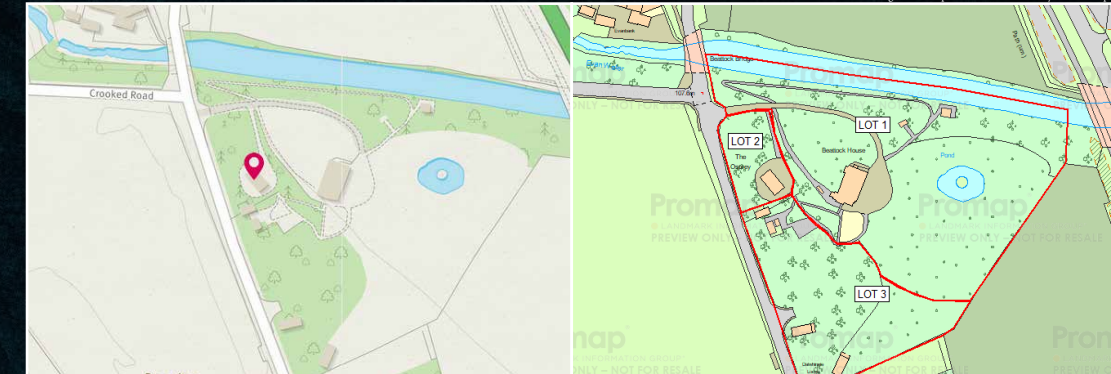
BEDROOMS & BATHROOM



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.70m (22') x 4.30m (14'1")
Kitchen	3.90m (12'10") x 3.40m (11'2")
Utility	2.50m (8'2") x 1.80m (5'11")
Dining Room/Bedroom 3	3.40m (11'2") x 2.80m (9'2")
Master Bedroom	4.70m (15'5") x 3.80m (12'6")
En-suite	2.30m (7'7") x 1.70m (5'7")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²): 114m² | EPC Rating: E





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