

Westering

BEATTOCK, MOFFAT, DUMFRIES AND GALLOWAY, DG10 9RH



*BEAUTIFUL FOUR BEDROOM DETACHED
HOME SET WITHIN A GENEROUS PLOT*



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McEwan Fraser Legal is delighted to present Westering, a spacious four-bedroom detached family home set within a peaceful and highly sought-after pocket of Dumfries and Galloway. This impressive property offers flexible accommodation, a modern kitchen, separate dining space and a recently upgraded central heating system, making it ideal for family living in a tranquil rural setting.

On entering the home, you are welcomed into a bright and spacious hallway which connects the ground floor accommodation. To the front of the property, there are three well-proportioned double bedrooms, offering flexibility for family use, guest rooms or home office space. To the rear, you will find the main living areas including the lounge, dining room, kitchen and utility space, all enjoying stunning open views.



The lounge is a warm and inviting space, filled with natural light from large windows overlooking the surrounding countryside. A feature log burner creates a cosy focal point, adding both charm and practicality.



The kitchen is a standout feature of the home, fitted with modern units and complemented by stylish tiling. It is laid out in a practical U shape, providing excellent worktop space and storage, along with integrated appliances for a clean and timeless finish. Large windows frame the views beautifully while flooding the room with natural light. Direct access to the outside and additional storage further enhance its practicality. The adjacent dining area is generously sized and benefits from a bay window, creating an ideal setting for both everyday meals and entertaining.

The ground floor is completed by a well-finished family bathroom, comprising a bath with overhead shower, basin and WC.

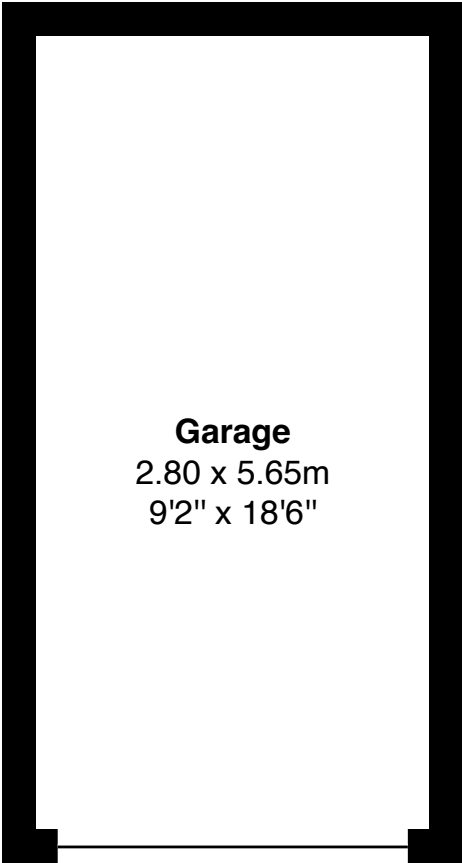
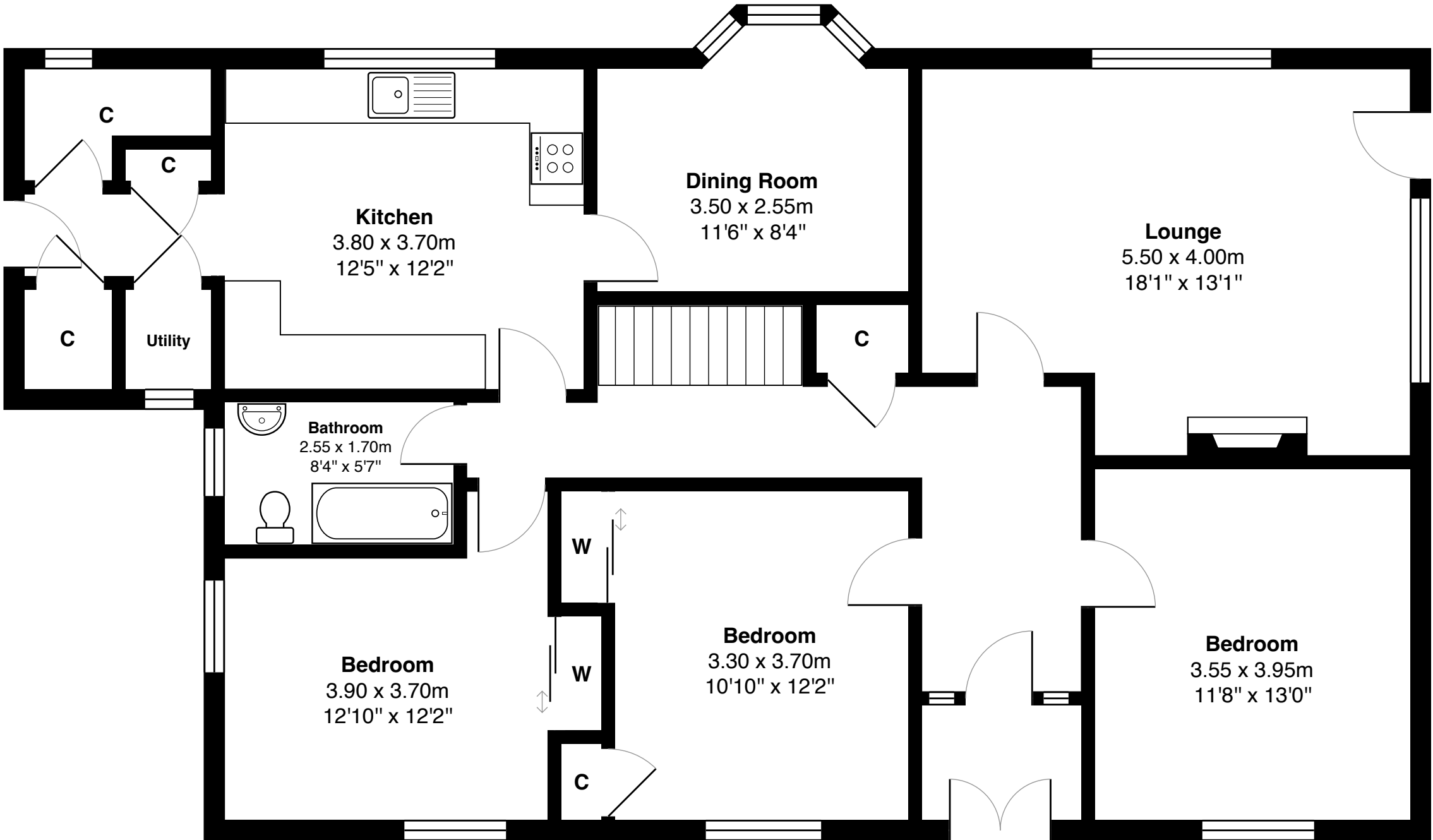
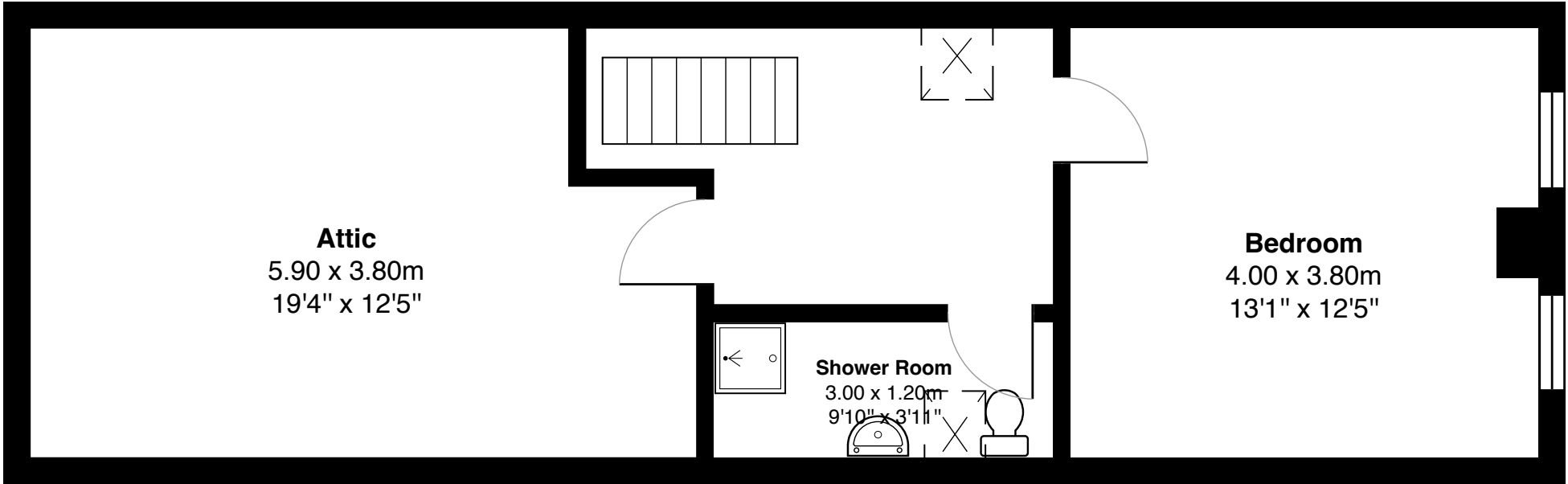








Upstairs, the principal bedroom offers a spacious and peaceful retreat, with dual aspect windows providing exceptional views across the hills. A second bathroom on this level adds further convenience, while a floored loft store with lighting offers excellent additional storage.



Gross internal floor area (m²): 146m²
EPC Rating: E



Externally, the property sits within a substantial plot with no immediate neighbours, providing a high level of privacy and a true sense of countryside living. A detached garage and surrounding grounds add further appeal, while the property also benefits from a local electricity discount scheme.

Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this unique home offers.

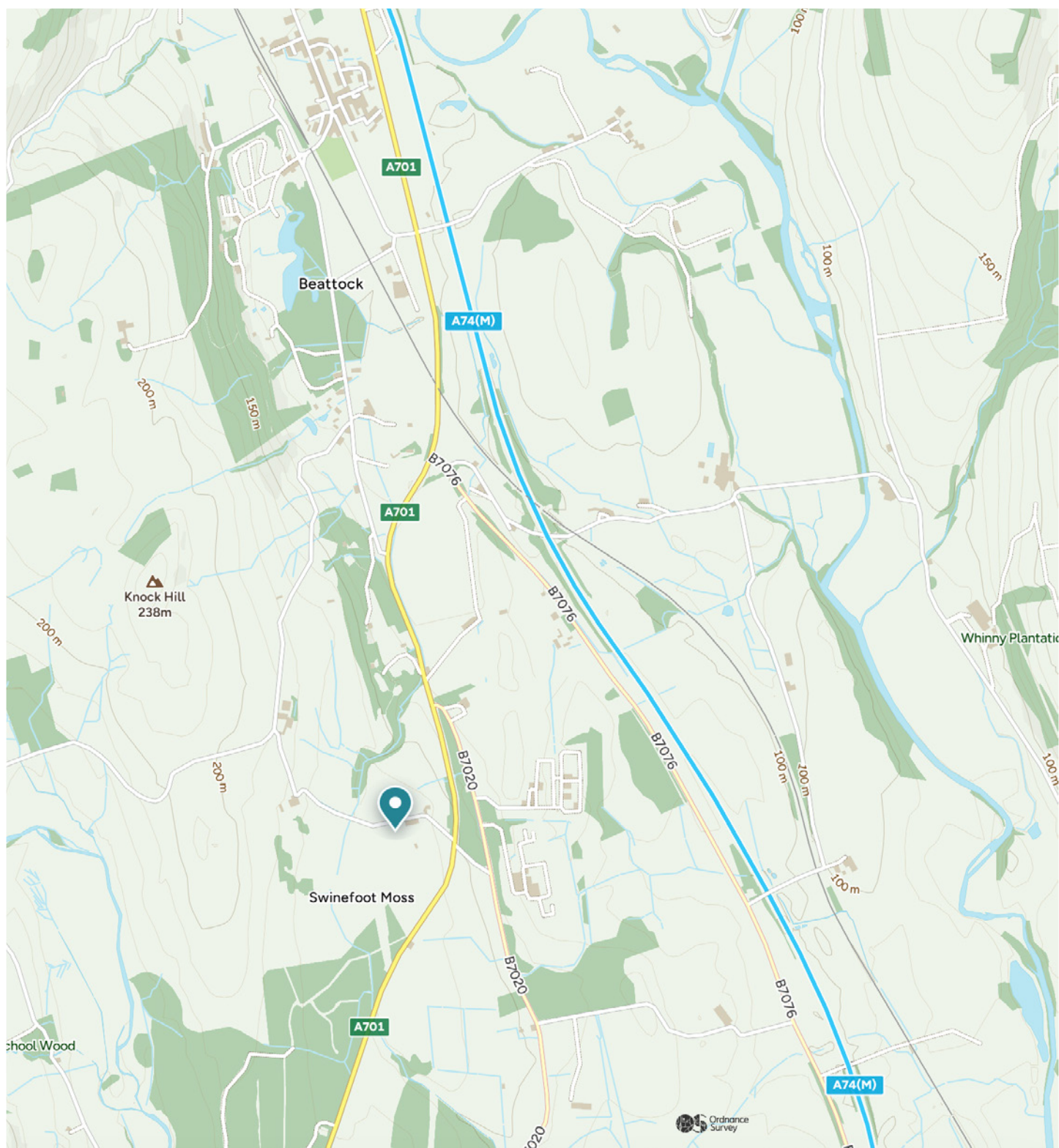


Westering is situated 2 miles south of Beattock village and 4 miles from the popular town of Moffat. The area is known for its peaceful surroundings, scenic countryside and strong sense of community, making it ideal for those seeking a quieter way of life.

Despite its rural setting, Beattock offers excellent connectivity, with easy access to the M74 motorway, providing convenient travel both north and south. The nearby town of Moffat offers a wide range of amenities including independent shops, cafés, hotels and leisure facilities, along with Moffat Academy which provides education from nursery through to secondary level.

The area is renowned for its outstanding natural beauty and outdoor lifestyle, with opportunities for walking, cycling and exploring. Local highlights include the Southern Upland Way and the impressive Grey Mare's Tail Nature Reserve.

For rail connections, Lockerbie station is approximately 14 miles away, offering direct services to Glasgow, Edinburgh, Carlisle, Manchester and London. Dumfries is also within easy reach, providing a broader range of amenities and services.



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