



THE SURGERY, HIGH STREET, MOFFAT, DG10 9JP.

PRICE: OFFERS OVER £150,000

EPC: D

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Vestibule	1.50m x 3.33m (approx)	Room 5	4.07m x 3.63m (approx)
Reception	2.73m x 3.72m (approx)	Room 6	2.99m x 3.64m (approx)
Waiting Room	4.10m x 4.59m (approx)	Room 7	3.69m x 4.46m (approx)
Kitchen	2.88m x 2.60m (approx)	Room 8	4.49m x 3.66m (approx)
Room 1	4.09m x 6.06m (approx)	Room 9	2.54m x 3.29m (approx)
Room 2	4.10m x 5.96m (approx)	W.C.	2.60m x 2.88m (approx)
Room 3	2.85m x 2.89m (approx)	W.C.	2.73m x 1.51m (approx)
Room 4	2.73m x 3.06m (approx)	W.C.	0.89m x 1.79m (approx)

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



Spacious property in close proximity to Moffat town centre, nicely tucked away from the high street. This property has great potential for Commercial use or conversion to Residential use. The property occupies a generous site with easy access to the nearby shops and looking out on to the famous Moffat Ram statue.

The property has been used as a Doctors' Surgery and is presently fitted out for such use. The property is being sold on a 'Bricks and Mortar' basis i.e. not as a 'going concern'. It would lend itself however, with Change of Use consent, to potential conversion to offices, single residential use or residential flats with the appropriate work and planning permission to be done.

To the front there is space for parking which is shared with surrounding properties, along with easy parking on the Moffat high street. To the rear of the building there are beautiful views over the Moffat Playing fields, and gorgeous hills in the background.

The Accommodation comprises:

Ground Floor- Entrance (Hallway), Waiting Room, Reception (two adjoining rooms), Two toilets, one storage room, and five separate consulting rooms.

First Floor- one large room with an adjoining smaller kitchen, another large room with a toilet, and storage.



SERVICES

Mains water, gas, electricity and drainage.

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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

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.





