




Bruce House, Star Street, Moffat,  
Dumfriesshire

**Offers Over: £90,000**



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The tourist town of Moffat has a wide range of shops, hotels, restaurants and supermarket. There is a new highly regarded primary and secondary school, providing education to sixth year standard. Situated just two miles from the M74, it's an ideal location for those who need regular access to the north and south. The Devil's Beef Tub is one of the most iconic landmarks in the south of Scotland. EPC=E

**Description**

We are delighted to offer to the market this spacious traditional built maisonette flat. Arranged over the first floor and second floor, you have the most generous of flexible living throughout. The accommodation comprises: entrance to the large bright living room, the open plan modern fitted kitchen / dining room and family bathroom WC. On the second floor there are three good sized bedrooms and a shower room with separate WC. Externally, there is a small front area where there is access to the stone built store. Offered to sale with no onward chain, viewing is strongly recommended.

**Our View**

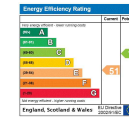
Priced to sell, this is a fantastic opportunity not to be missed. Walking distance to all amenities and local facilities, viewing is a must.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. No to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 124.0 sq. m. (1,335 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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