



**High Quality Two Bedroom Apartment**  
**Moffat, Dumfries & Galloway, DG10 9DT    Ref. 2785B**

**This is a rare opportunity to acquire a superbly refurbished 2 bedroom apartment in the popular tourist town of Moffat.**

**This spacious 2 bedroom unit has a large open plan lounge, dining room and kitchen. Quality bathroom with shower. Private rear garden with hot tub and outdoor seating. Ample parking immediately outside the front of the property.**

**This property has recently been successfully let as a holiday property and receives excellent reviews and high levels of occupancy.**

**Designed and converted to a high specification this flat is fully equipped and furnished to a high standard.**

**Offered for sale fully furnished at offers over £149,000.**

**VIEWING IS HIGHLY RECOMMENDED**

**However is strictly by appointment through The Business Sales Agency.**  
**No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

**0333 6000 888**

[www.businesssalesagency.com](http://www.businesssalesagency.com)

**The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX**



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Ref. 2785B**

This is an excellent opportunity to acquire this two bedroom modern apartment which has been specifically designed, fitted and furnished for either owner occupation or holiday letting.

This property has been successfully let through [www.cottages.com](http://www.cottages.com) and has received a "Customers Choice" award reflecting the high standard and the appreciation from those staying in the property.

It achieves a net rental income between low to high season of £450 to £800 per week.

There are significant advance bookings that can be transferred to any buyer if desired.

The current owners make significant use of the property themselves and for their family so there is ample scope to increase occupancy levels.

The property also sometimes has longer term lets to tradesmen and contractors working in the area. This is particularly beneficial outside the main tourist season.

Overhead expenses are low as income is received net of commission from [cottages.com](http://cottages.com) and the only recurring expenses are gas, electricity and council tax.

Ideally suited to either an owner occupier or an investor looking to manage the property themselves or those who want to employ a cleaner and run the business more remotely.

Agents Notes: These particulars are for the general guidance of interested purchasers and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

