

MOAT HOUSE

19 BRUCE STREET, ANNAN, DG12 5DF





The Moat House is an exceptional and highly distinctive Georgian property, currently run as a thriving and well-established holiday let. Beautifully presented throughout, it offers generous accommodation, elegant period character, and a layout perfectly suited to hosting large groups, family gatherings and multi-generational stays. Its impressive scale, thoughtful design and welcoming atmosphere have helped it build a strong reputation and consistent year-round bookings. Purpose-designed with accessibility at its core, the property offers a rare level of provision that is seldom found in the marketplace.

While the house has been sensitively adapted to ensure ease of movement and comfort for guests with varying mobility needs, these features are discreetly integrated and do not detract from the warm, homely and luxurious feel of the interior. This unique combination has enabled the property to establish itself as a highly sought-after and profitable holiday let, catering to an underserved and growing market. Features include level access to the majority of the house, lift access between floors, ramped entrances and gardens, and comprehensive ceiling track and mobile hoist systems, delivering full "hoist-ability" across key living and bedroom areas. These adaptations, combined with spacious room proportions and carefully considered layouts, make the property suitable for guests with a wide range of mobility and complex care needs.

The accommodation extends to a generous reception hall with space for mobility equipment, a large, fully accessible farmhouse kitchen dining room with rise-and-fall units and seating for up to 14, a spacious lounge and entertainment area, and a ground-floor accessible bedroom with profiling beds and hoist system, alongside a fully equipped wet room with specialist fittings.



THE KITCHEN





THE LOUNGE



BEDROOMS 2-5

The first floor provides four further bedrooms, including additional profiling beds and hoist systems, and a second accessible bathroom.





THE BATHROOM





THE COTTAGE



Included in the sale is a separate, fully self-contained two-bedroom cottage located adjacent to the main house.

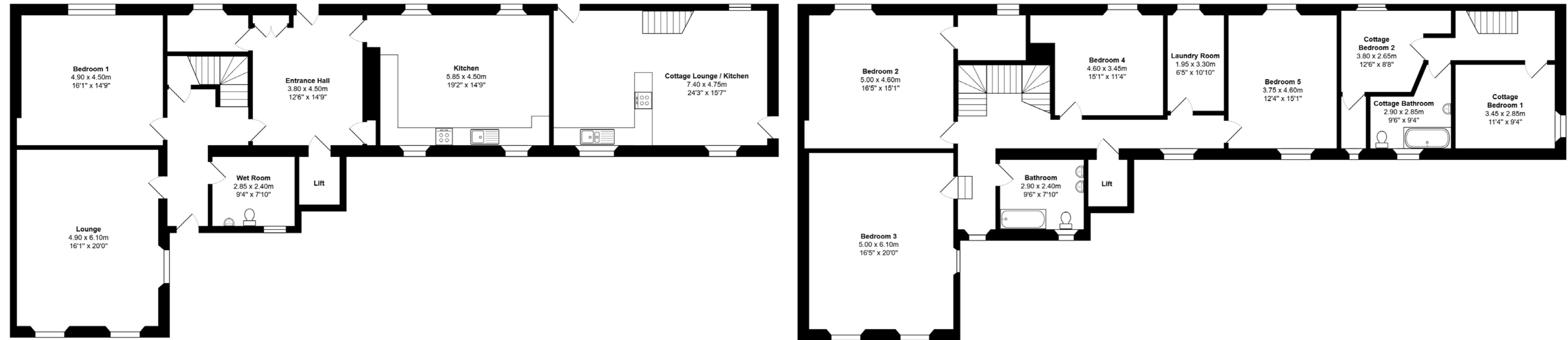
Offering open plan kitchen, dining and living accommodation, this provides excellent flexibility and would be ideal as owner's accommodation, a manager's flat, or additional holiday letting potential subject to the appropriate consents.





THE COTTAGE







EXTERNALS



Investment & Opportunity

The Moat House represents a rare and compelling investment opportunity, combining a substantial period property with a fully operational and profitable business in a niche and undersupplied sector. The demand for high-quality, genuinely accessible holiday accommodation continues to grow, positioning the property for ongoing strong occupancy and income potential.

The existing business, reputation and forward bookings will allow the new purchaser to continue trading immediately.

Summary

A unique opportunity to acquire a fully adapted, wheelchair-accessible property of exceptional quality, together with an established income-generating business and additional cottage, offering both lifestyle and strong investment appeal.

Early viewing is highly recommended to fully appreciate the scale, specification, and opportunity on offer.



MOAT HOUSE 19 BRUCE STREET, ANNAN, DG12 5DF

The property is located in the historic town of Annan, situated in the picturesque region of Dumfries and Galloway in southwest Scotland, close to the border with England. The town lies on the banks of the River Annan and offers a pleasant mix of history, countryside and convenient transport links. Annan provides a good range of local amenities including supermarkets, independent shops, cafés, restaurants, primary and secondary schooling, healthcare facilities and leisure amenities. The town has a railway station on the Glasgow South Western Line, providing connections to Glasgow and Carlisle, making it accessible for visitors travelling from both Scotland and the north of England.

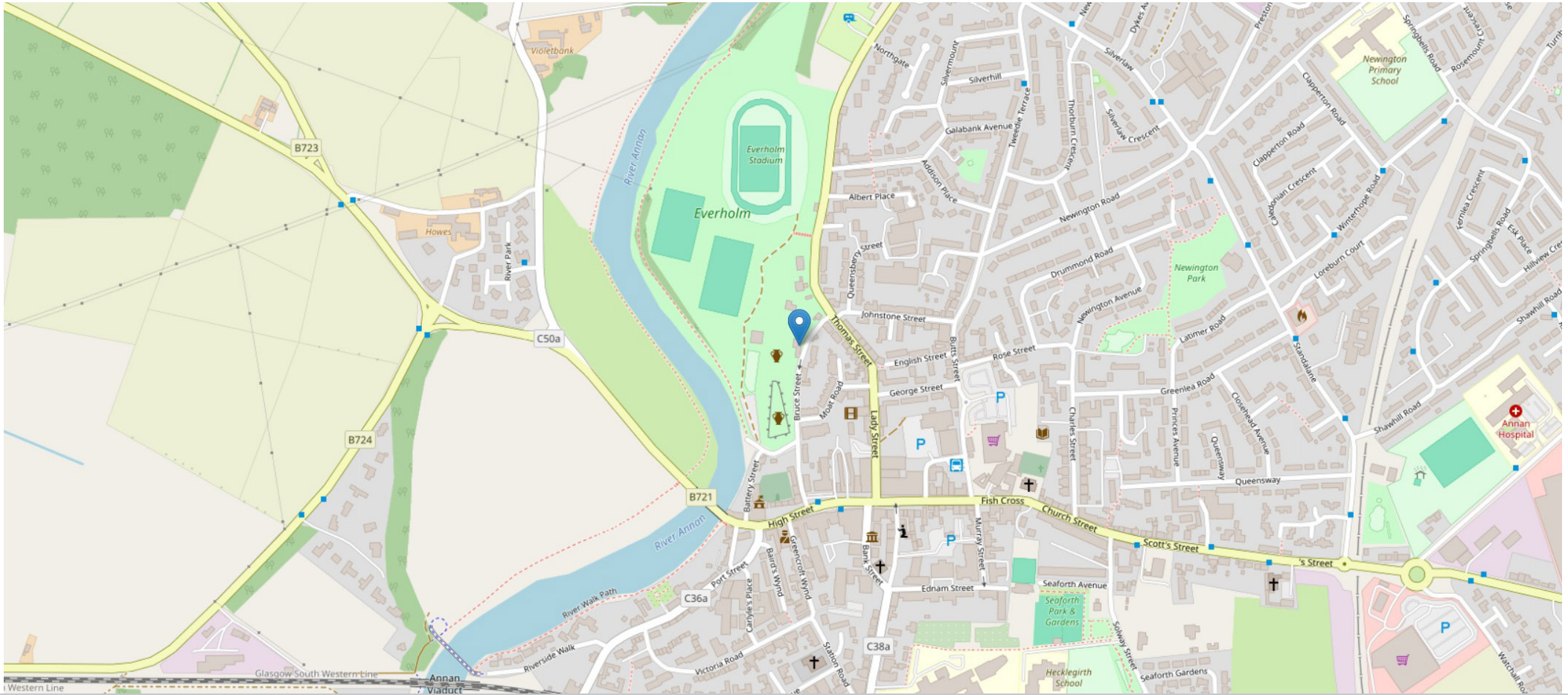
The surrounding area is known for its attractive countryside, coastal scenery and outdoor activities, with the Solway Coast and numerous walking, cycling and fishing opportunities nearby. The area is popular with tourists and visitors seeking a quieter, scenic destination while still being accessible from major population centres. The regional town of Dumfries is approximately 15 miles to the west and offers a wider range of shopping, professional services and leisure facilities.

The M74 motorway is also within easy reach, providing road connections north to Glasgow and south to Manchester and beyond. Annan is therefore well positioned as both a residential location and a holiday destination, benefiting from tourism in Dumfries and Galloway while remaining accessible from major towns and cities across southern Scotland and northern England.



LOCATION





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01387 218 080
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
CONNIE NUGENT
 Commercial Valuer



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer



@mfl_commercial



@mcewanfraserlegalcommercial



@mcewanfraserlegal_commercial