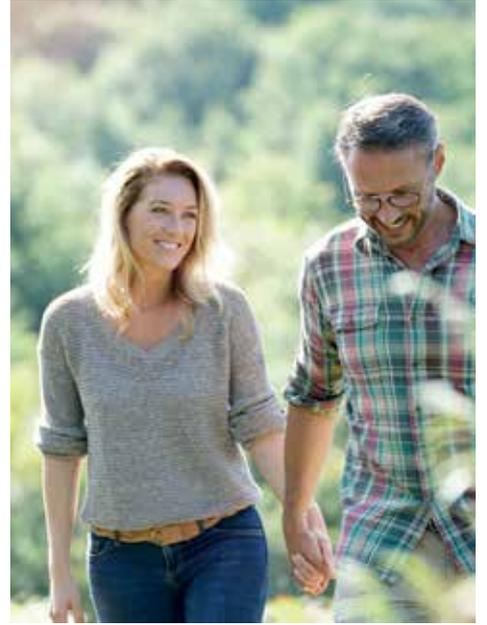




For a life more relaxing



MOFFAT ACADEMY
Apartments

Moffat life

Whether browsing the specialty shops, sampling the award-winning cuisine at great cafés and hotels, walking or riding around the stunning surrounding scenery, or simply taking a trip around Station Park, you're sure to be right at home in Moffat. Everything you need is right on your doorstep.

If you want to go slightly further afield, the town is just a few minutes away from the A74 and has excellent transport links making it easy to get around Dumfries & Galloway and the Scottish Borders – a truly beautiful and unspoiled part of Scotland.



Finishing touches

With practical and stylish apartments, a superb range of living facilities and a truly fantastic location in the heart of southern Scotland, there has never been a better time to purchase a Moffat Academy Apartment.

Arrange a viewing today to discover your brand-new lifestyle.



Welcome to your new Academy Apartment

Built in 1932, the iconic Moffat Academy has undergone an extensive £3m redevelopment project transforming the building into a stunning luxury apartment complex perfect for the more mature resident.

The Academy has retained many of its original features and now offers a selection of high specification one and two bedroom apartments. Each apartment has been designed with ease of maintenance in mind, featuring contemporary open plan living spaces, integrated appliances and spacious, fitted bathrooms.

The Academy is surrounded by fully landscaped grounds offering a mix of private and communal gardens. There's also communal lounge and library where you can relax and spend time with family and friends, so make the move to a new, relaxing way of life today.



Style with substance

Both our one and two bedroom apartments are fully self-contained with spacious, open-plan living areas, stylish fitted kitchens complete with the latest integrated appliances and ample storage space.

You'll also find a generously sized master bedroom in each property along with beautifully designed

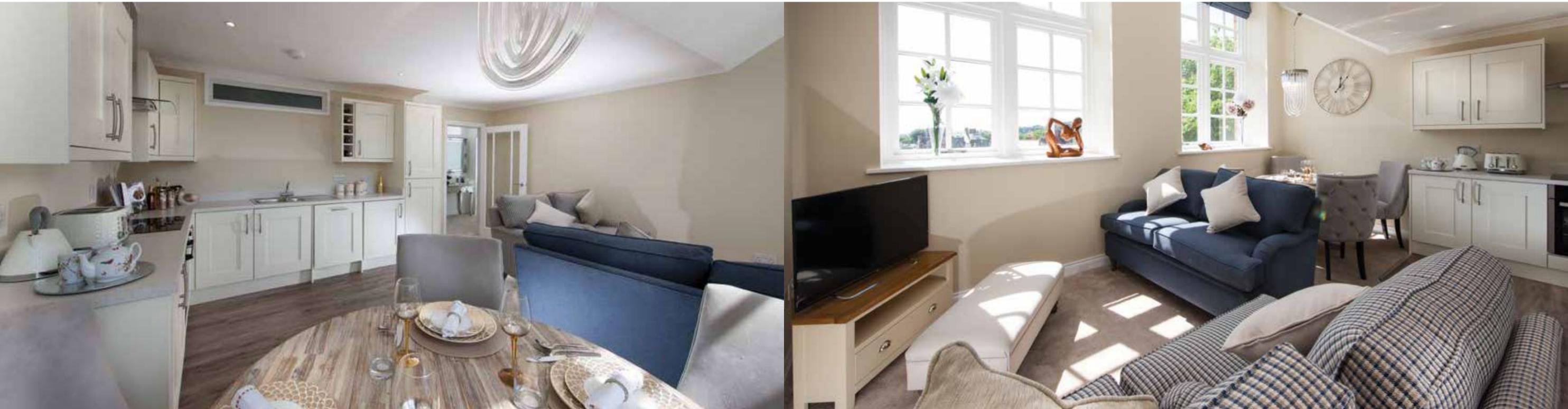
bathrooms featuring walk-in shower facilities.

Each of our apartments have been carefully designed to make life easier with the needs of our customers in mind, so please let us know if you have any specific requirements for your new home.



A perfect fit

Whatever your needs, our apartments provide an affordable way to enjoy a more relaxed lifestyle in a beautiful, safe location with like-minded neighbours. We can also arrange to part-exchange your current property.



Luxury as standard

No expense has been spared when it comes to designing the apartments, from the fixtures and fittings to the luxurious kitchen and en-suite bathroom facilities. All apartments are central heated and double glazed throughout to help keep running costs to a minimum.

Choose the living space that suits you from 55m² to 90m² depending on the number of bedrooms you require, and you are more than welcome to arrange a viewing to see the current selection of available properties and three stunning show suites.

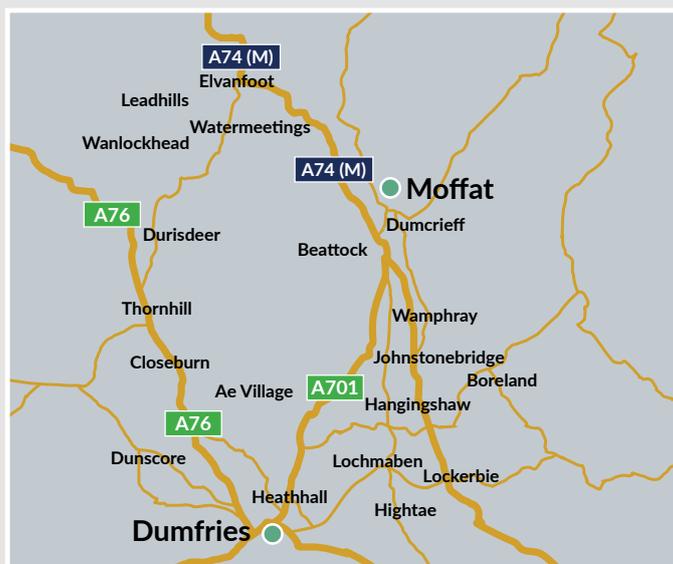


Creating communities

Community is an important part of life at Moffat Academy, which is why we have a selection of purpose-built communal areas where you can enjoy your leisure time and social activities with other residents. And, if you want to invite your family or friends to stay over, there's ample private parking.

Pets are also more than welcome, and there are some beautiful landscaped gardens for you to enjoy all year round. In addition, all external property maintenance including gardening, window cleaning and general maintenance is taken care of.





For more information or to arrange a viewing or Part Exchange Valuation of your current property, call our agents McEwan Fraser Legal on 0131 524 9797 open 7 days a week.

Or call Wendy Palmer direct on 07873 837118.

Moffat Academy Apartments,
Academy Road, Moffat, DG10 9FA.

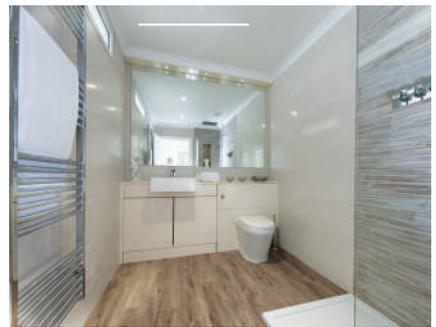
**Show suites open: Monday - Thurs 11am - 7pm, Friday 10am - 5pm,
Saturday - Sunday 10am - 6pm.**

wendy@MoffatAcademyApartments.co.uk
www.MoffatAcademyApartments.co.uk



Apartment Price List

A1	RESERVED	B10	RESERVED
A2	£180,000	B11	£190,000
A3	£245,000	B12	£140,000
A4	£180,000	B13	£140,000
B1	£180,000	B14	£140,000
B2	£140,500	B15	£140,000
B3	£140,000	B16	£140,000
B4	£140,000	B17	£140,000
B5	SOLD	B18	£140,000
B6	£140,000	B19	£140,000
B7	£140,000	B20	£160,000
B8	£140,000	B21 Deposit contribution available ..	£125,000
B9 Social contribution	£144,000	B22	£190,000



Contact
Wendy Palmer
07873 837 118

PART EXCHANGE
Available



MOFFAT ACADEMY
Apartments



Moffat Academy Apartments, Academy Road, Moffat, DG10 9DA.
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Level One Apartment A1

A1 ROOM DIMENSIONS

Living/Dining/Kitchen

8.3m x 3.8m x 3.5m x 4.6m

Bedroom 1

4.58m x 3.03m x 2.5m x 1.3m

En-suite

3.12m x 1.2m

Bedroom 2

4.64m x 2.83m

Bathroom

2.19m x 2.85m

Hallway

3.5m x 2.4m x 1.2m x 4.03m



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Level One Apartment A2

A2 ROOM DIMENSIONS

Living/Dining/Kitchen

8.01 m x 4.6m x 3.53m x 3.2m

Bedroom 1

4.4m x 3.43m

Bedroom 2

4.48m x 3.34m

En-suite

0.97m x 2.6m

Bathroom

2.02m x 2.86m

Hallway

1.4m x 4.82m



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Level Two Penthouse Apartment A3



MAISONETTE ROOM DIMENSIONS

Living/Dining/Kitchen

5.4m x 9.97m

Bedroom 1

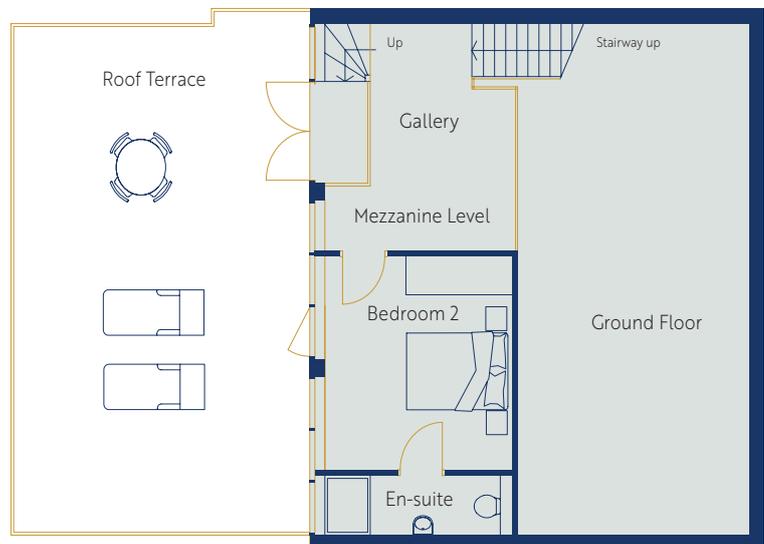
2.7m x 4.9m

Bathroom

2.7m x 2.76m

Hallway 1

2.7m x 2m



MEZZANINE ROOM DIMENSIONS

Gallery

3.9m x 3.9m

Bedroom 2

3.72m x 3.75m

En-suite

3.72m x 1.05m

Roof Terrace

5.8m x 8.9m

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Level Two

Apartment A4

A4 ROOM DIMENSIONS

Living/Dining/Kitchen

7.9m x 3.9m x 2.9m x 3m

Bedroom 1

2.85m x 4.66m

Bedroom 2

2.8m x 3.3m

En-suite

2.9m x 1m

Bathroom

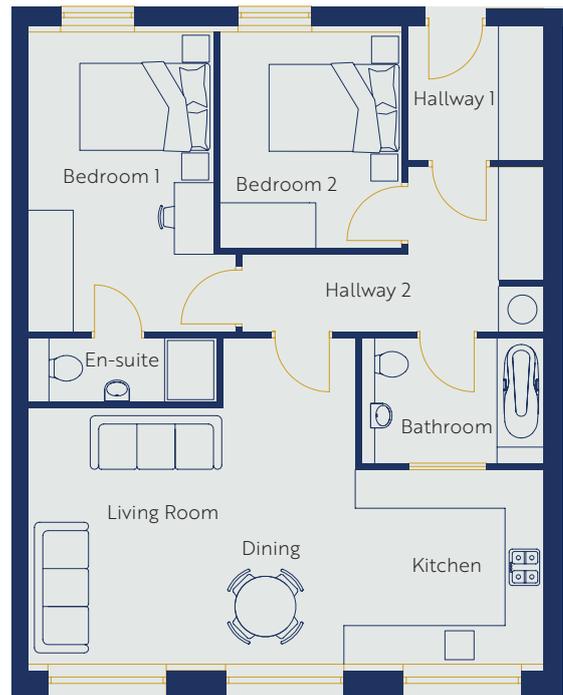
2.8m x 1.95m

Hallway 1

2.1m x 2.1m

Hallway 2

4.6m x 1.2m x 2.1m x 2.5m



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Level One Apartment B1

B1 ROOM DIMENSIONS

Living/Dining/Kitchen

5.56m x 3.56m x 4.45m x 3.27m

Bedroom

4.7m x 3.65m x 2.83m x 0.9m

En-suite

2.73m x 0.95m

Bedroom 2

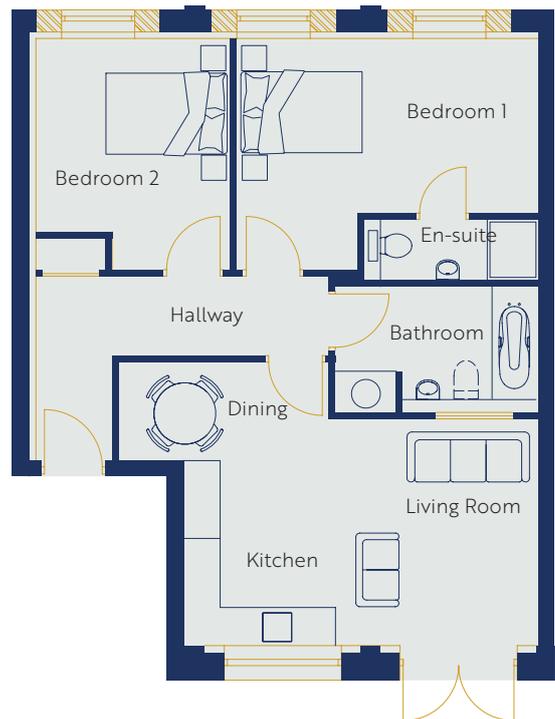
3.03m x 3.63m

Bathroom

3.17m x 1.98m

Hallway

4.57m x 2.9m x 1.25m



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Level One Apartment B2

B2 ROOM DIMENSIONS

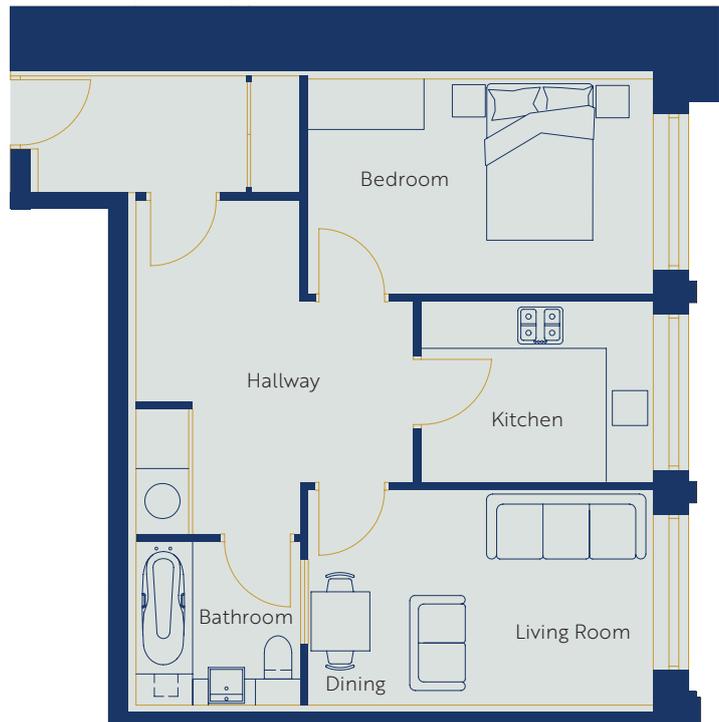
Living/Dining
4.4m x 2.73m

Kitchen
2.96m x 2.3m

Bedroom
3.4m x 2.73m

Bathroom
2.1m x 2.1m

Hallway
3.5m x 5.88m



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Level One Apartment B3

B3 ROOM DIMENSIONS

Living/Dining

6.6m x 2.86m

Kitchen

2.99m x 2.31m

Bedroom

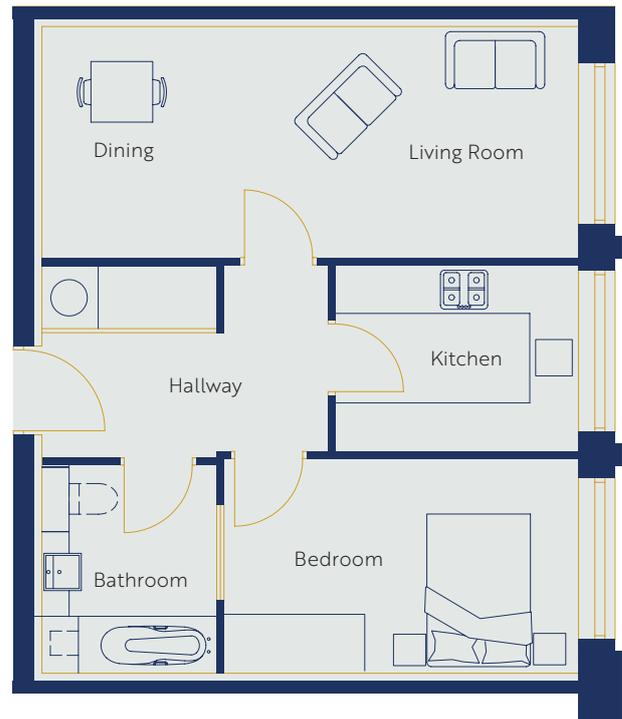
4.36m x 2.66m

Bathroom

2.15m x 2.58m

Hallway

3.52m x 2.31m



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Level One Apartment B4

B4 ROOM DIMENSIONS

Living/Dining

6.6m x 2.81m

Kitchen

2.99m x 2.31m

Bedroom

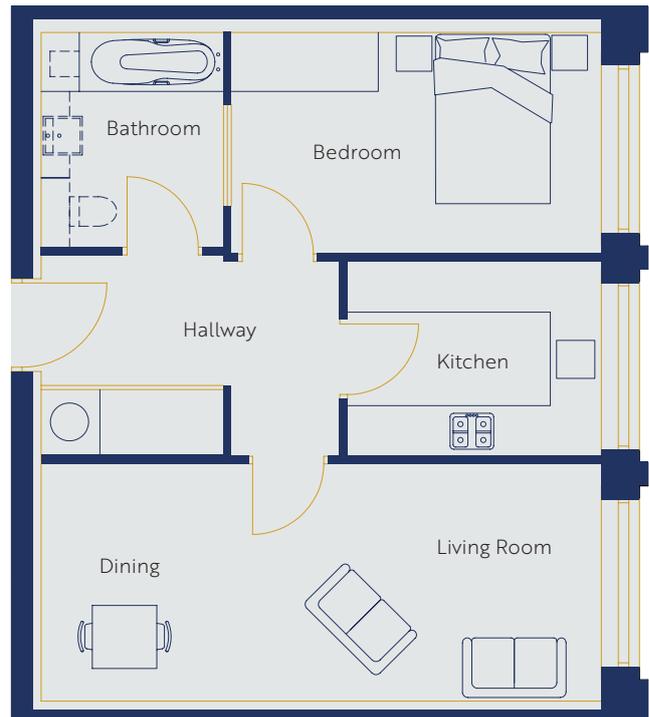
4.36m x 2.63m

Bathroom

2.15m x 2.55m

Hallway

3.52m x 2.37m



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Level One Apartment B5

B5 ROOM DIMENSIONS

Living/Dining

6.6m x 2.81m

Kitchen

2.99m x 2.31m

Bedroom

4.36m x 2.63m

Bathroom

2.15m x 2.55m

Hallway

3.52m x 2.31m



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Level One Apartment B6

B6 ROOM DIMENSIONS

Living/Dining
4.54m x 2.88m

Kitchen
2.93m x 2.28m

Bedroom
4.54m x 2.62m

Bathroom
1.9m x 3.4m

Hallway
3.52m x 4.4m



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Level One Apartment B7

B7 ROOM DIMENSIONS

Living/Dining
3.98m x 6.32m

Kitchen
2.7m x 2.6m

Bedroom
3.71m x 4.22m

Bathroom
2.02m x 2.43m

Hallway
4.17m x 2.29m



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Level One Apartment B8

B8 ROOM DIMENSIONS

Living/Dining/Kitchen
3.4m x 8.2m

Bedroom
3.5m x 4.62m

Bathroom
2.02m x 2.43m

Hallway
4.9m x 1.21m



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Level One Apartment B9

B9 ROOM DIMENSIONS

Living/Dining/Kitchen

6.0m x 3.7m

Bedroom 1

4.36m x 2.66m

Bedroom 2

4.36m x 2.66m

Bathroom

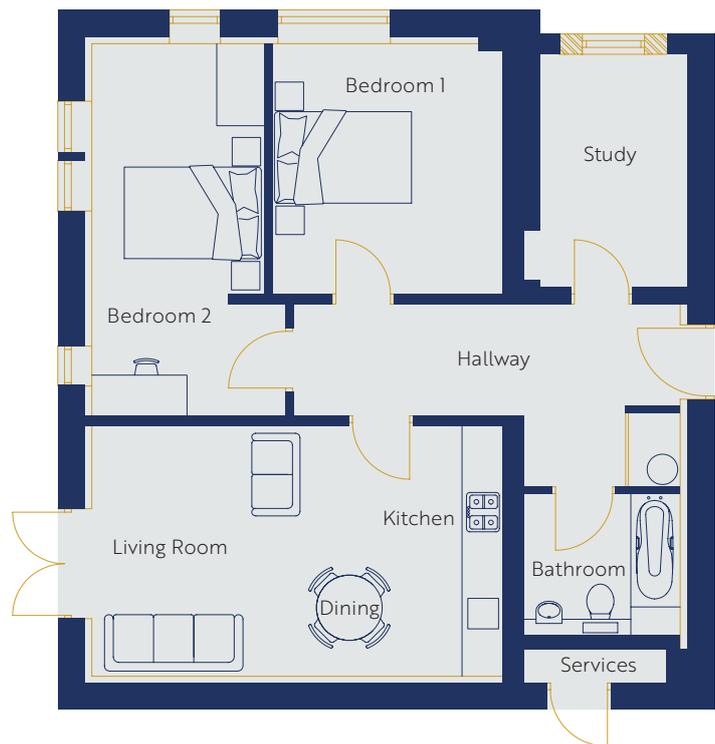
2.3m x 2.05m

Study

2.15m x 3.44m

Hallway

5.65m x 1.65m



Contact
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Level One Apartment B10

B10 ROOM DIMENSIONS

Living/Dining

6.5m x 6.97m x 2.67m x 4.0m x
3.85m x 2.67m x 2.9m

Kitchen

4.48m x 2.55m

Garden Room

3.16m x 3.85m

Bedroom

4.48m x 3.89m

En-suite

2.57m x 1.98m

Bathroom

2.57m x 2.21m

Hallway 1

1.88m x 1.37m

Hallway 2

1.2m x 3.85m



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Level Two

Apartment B11

B11 ROOM DIMENSIONS

Living/Dining/Kitchen

6.4m x 4.6m

Bedroom 1

3.04m x 3.74m

Bedroom 2

4.7m x 3.7m

En-suite

2.98m x 1m

Bathroom

2.98m x 1.97m

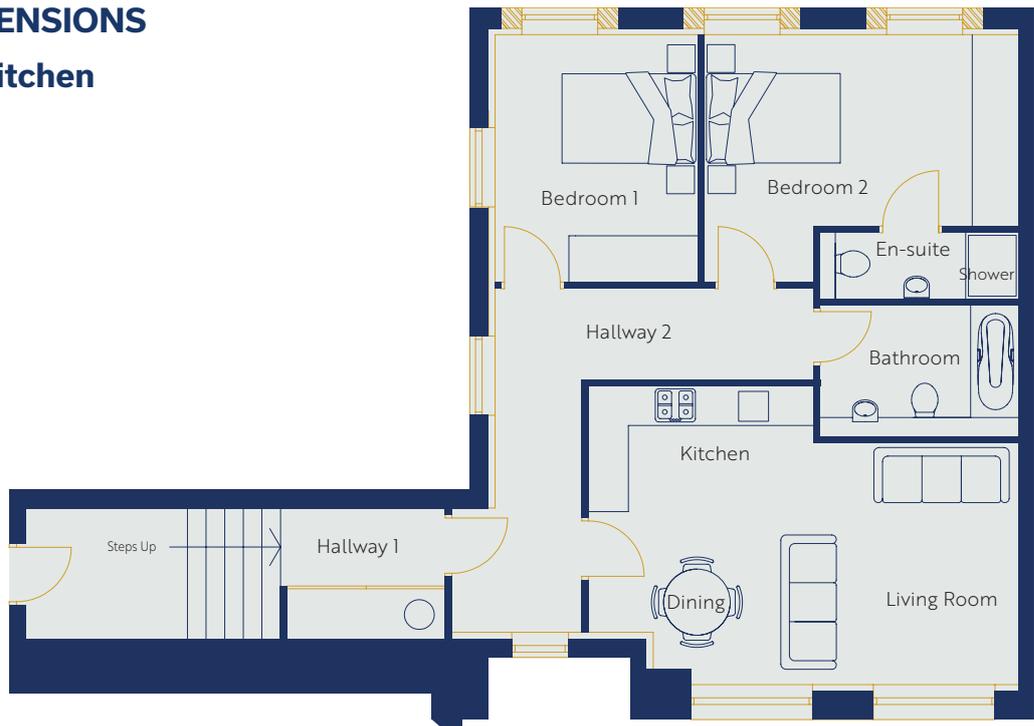
Hallway 1

6.3m x 1.9m

Hallway 2

4.7m x 1.3m x

1.3m x 3.8m



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Level Two

Apartment B12

B12 ROOM DIMENSIONS

Living/Dining

6.6m x 2.9m

Kitchen

2.94m x 2.4m

Utility

1.4m x 2.4m

Bedroom

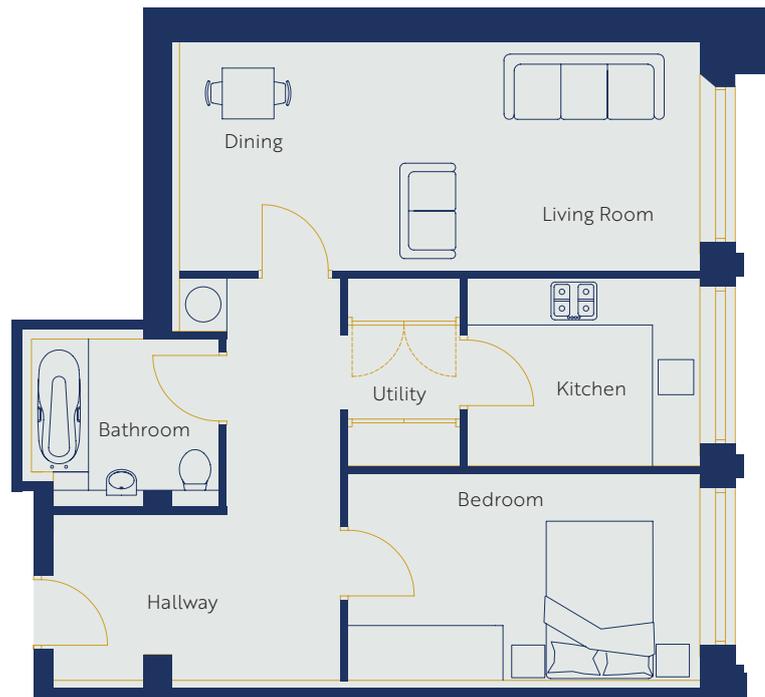
4.46m x 2.64m

Bathroom

3.37m x 2.15m

Hallway

3.6m x 2.1m x 1.4m x 3m



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Level Two Apartment B13

B13 ROOM DIMENSIONS

Living/Dining

6.6m x 2.87m

Kitchen

2.92m x 2.36m

Bedroom

4.35m x 2.56m

Bathroom

2.15m x 2.43m

Hallway

3.57m x 2.49m



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Level Two

Apartment B14

B14 ROOM DIMENSIONS

Living/Dining

6.6m x 2.82m

Kitchen

3.02m x 2.35m

Bedroom

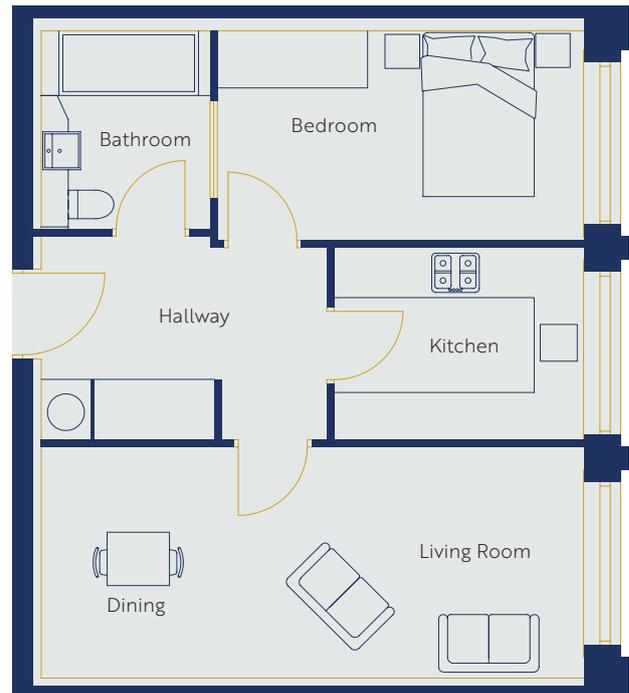
4.45m x 2.57m

Bathroom

2.05m x 2.43m

Hallway

3.47m x 2.35m



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Level Two Apartment B15

B15 ROOM DIMENSIONS

Living/Dining

6.6m x 2.82m

Kitchen

3.02m x 2.35m

Bedroom

4.45m x 2.57m

Bathroom

2.15m x 2.43m

Hallway

3.47m x 2.35m



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Level Two

Apartment B16

B16 ROOM DIMENSIONS

Living/Dining/Kitchen

4.56m x 5.37m

Bedroom

4.54m x 2.54m

Bathroom

1.88m x 3.44m

Hallway 1

3.55m x 1.2m

Hallway 2

1.9m x 3.1 m



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Level Two

Apartment B17

B17 ROOM DIMENSIONS

Living/Dining/Kitchen

1.12m x 6.34m x 3.03m

Bedroom

3.39m x 2.7m

En-suite

2.2m x 2.4m

Hallway

2.2m x 2.85m



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Level Two

Apartment B18

B18 ROOM DIMENSIONS

Living/Dining/Kitchen

6.25m x 4.9m x 4.08m x 2.39m

Bedroom

3.95m x 3.8m

Bathroom

2.08m x 2.47m

Hallway

2.3m x 1.96m



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Level Two Apartment B19

B19 ROOM DIMENSIONS

Living/Dining/Kitchen

3.64m x 5.5m x 5.9m x 3.7m

Bedroom

3.62m x 3.7m

Bathroom

2.25m x 2.3m

Hallway

2.25m x 3.06m



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Level Two Apartment B20

B20 ROOM DIMENSIONS

Living/Dining/Kitchen

6.2m x 3.5m x 4.1m x 4.1m

Bedroom

4m x 3.6m x 2m x 3.1m

Bathroom

2.2m x 2.94m

Hallway

2.15m x 2.47m



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Level Two

Apartment B21

B21 ROOM DIMENSIONS

Living/Dining/Kitchen

6.4m x 4.1m x 2m x 2.3m

Bedroom

3.18m x 3.3m x 4.18m x 1.6m

Bathroom

1.93m x 2m

Hallway

3.1m x 1m x 2.1m x 3m



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Level Two

Apartment B22

B22 ROOM DIMENSIONS

Living/Dining/Kitchen

5.6m x 8.1m

Bedroom 1

2.64m x 4.7m

Bedroom 2

2.68m x 4.79m

En-suite

1m x 2.76m

Bathroom

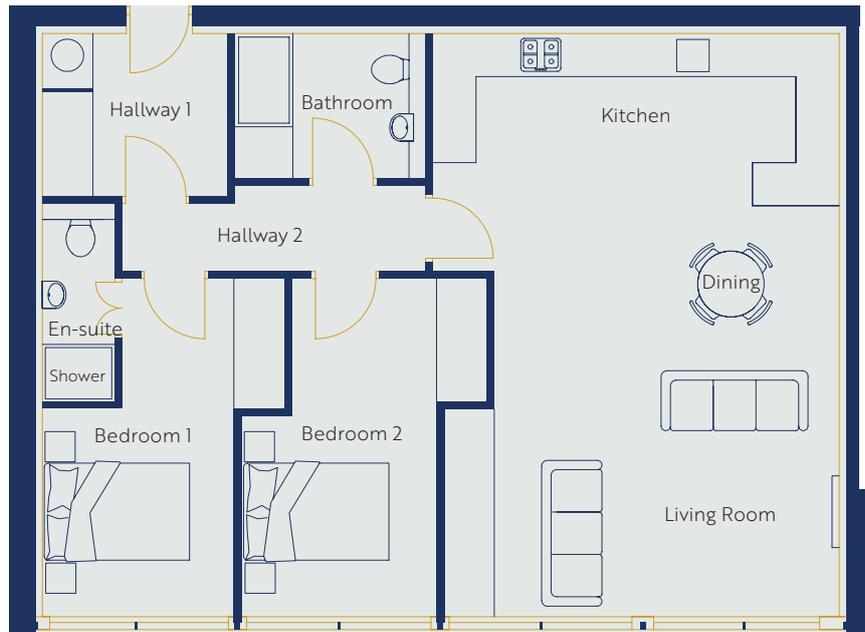
2.63m x 2m

Hallway 1

2.56m x 2.2m

Hallway 2

4.2m x 1.2m



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