

An aerial photograph of a town in Dumfries and Galloway, Scotland. The town features a mix of white and grey stone buildings, many with black roofs. A prominent road, High Street, runs through the center, lined with parked cars. To the left, there's a large open area that appears to be a car park or a field. The surrounding landscape is lush with green fields and scattered trees, some showing autumnal colors. In the distance, rolling hills are visible under a clear sky. A white square with the Galbraith logo is superimposed over the town, with a thin orange line pointing down to a specific location in the center of the town.

Galbraith

Galbraith

THE COACH HOUSE,
HIGH STREET, MOFFAT, DUMFRIES AND GALLOWAY



THE COACH HOUSE, HIGH STREET, MOFFAT, DUMFRIES AND GALLOWAY

Charming 18th Century 4 bedroom home with enclosed garden and development opportunity.

Dumfries 21 miles ■ Lockerbie 16 miles ■ Carlisle 41 miles
Edinburgh 51 miles ■ Glasgow 58 miles

Offers Over £270,000

- 1 reception rooms. 4 bedrooms
- Four bedrooms, master with ensuite bathroom
- Central Moffat town location, convenient for local amenities
- Full planning permission for detached dwelling with double garage



Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

Moffat is a picturesque and welcoming town known for its strong sense of community and range of independent shops, cafés, and restaurants. The town provides a selection of local amenities including a primary school, highly regarded secondary school, supermarket, medical centre, and leisure facilities. Surrounded by beautiful countryside, Moffat offers excellent opportunities for walking, cycling, and outdoor pursuits. The town lies just a short drive from the M74, providing convenient access north to Glasgow and Edinburgh and south to Carlisle and the wider motorway network.

DESCRIPTION

Dating back to the 1700s, The Coach House is a property of historic charm and character, situated in the heart of the vibrant town of Moffat. Offering spacious family accommodation across two floors, it sits within a generous plot complete with full planning permission for the erection of a detached dwellinghouse with a detached double garage and associated works. For full planning details please refer to Dumfries and Galloway Councils planning portal using: Planning Reference: 22/0760/FUL.

The existing property provides versatile living space across two floors. The large living room features a stove and patio doors opening directly to the enclosed garden, creating a bright and welcoming atmosphere. The kitchen offers ample space for dining, complemented by a utility room and a downstairs W.C. An office provides a convenient space for home working.

Upstairs, there are four bedrooms, including a master bedroom with ensuite bathroom, along with a family bathroom.

While the property would benefit from some gentle modernisation, it presents an excellent opportunity to create a beautiful family home in one of Dumfriesshire’s most sought-after towns.

The grounds extend to a substantial area, offering scope for further development under the existing planning permission, or for creating a particularly private garden setting.

ACCOMMODATION

Ground Floor: Dining kitchen, W.C. Office, Living room

First Floor: Master bedroom, ensuite bathroom, shower room, 3 further bedrooms

GARDEN

The garden can be accessed from the living room and the side of the property. There is a patio area ideal for seating and outdoor entertaining.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band C	C	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

DG10 9HF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: pinch.discussed.soils



SOLICITORS

A M Simpson and Sons, Moffat

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

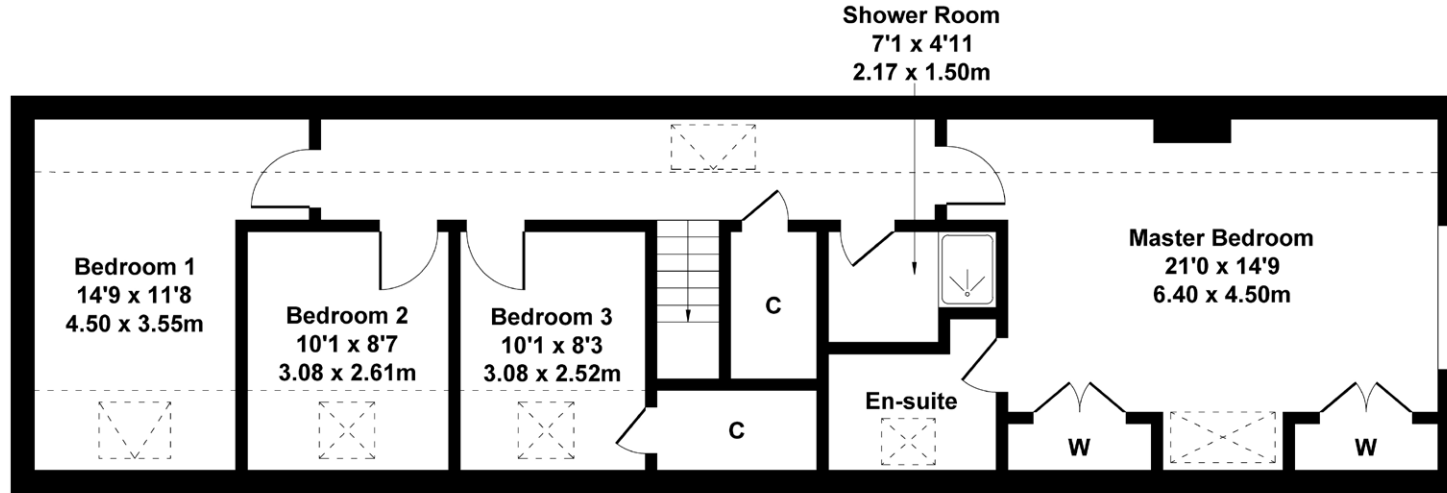
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2025

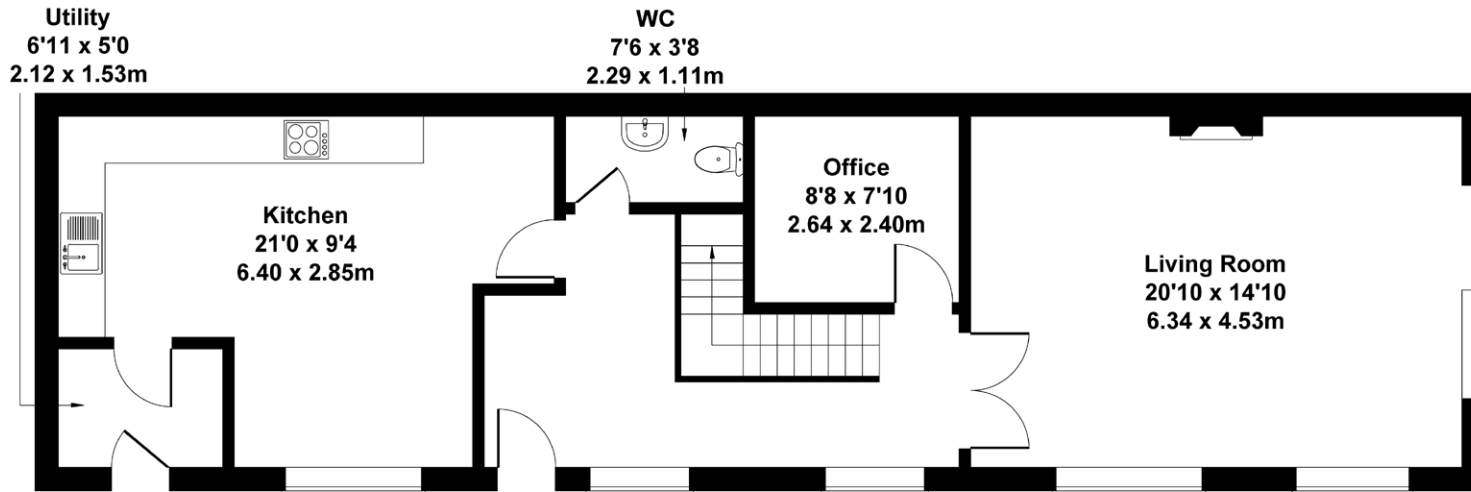


The Coach House

Approximate Gross Internal Area
1765 sq ft - 164 sq m



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE