



THE ELMS

FIFE STREET, DUFFTOWN, KEITH, MORAY



THE ELMS, FIFE STREET, DUFFTOWN, KEITH, MORAY

A most impressive traditional house in a convenient location.

Aberlour 5 miles ■ Elgin 17.5 miles ■ Inverness 55 miles

Guide Price £395,000

- 2 reception rooms. 8 bedrooms
- Bright and beautifully presented accommodation
- Flexible room layout
- Generous garden
- Close to a wide range of amenities
- Convenient location



Galbraith

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 OnTheMarket



SITUATION

The Elms is situated in a convenient location in the popular Speyside village of Dufftown. Dufftown has a good range of day to day amenities including a well-regarded primary school, high school nearby in Aberlour, library, a village hall for community events, Churches, convenience stores and various hotels, pubs and coffee shops. With easy access to Speyside, Cairngorms and Moray coastline, the area has a rich and diverse range of services and amenities and is becoming a haven for arts, cultural and social events with many new independent shops in the area.

Elgin (about 17.5 miles) is the principal town in the county and has a wide range of amenities including various major supermarkets, a library, a good selection of independent shops, various sporting and recreational facilities and a train station providing direct links to Aberdeen and Inverness. Aberdeen and Inverness provide all of the facilities expected from modern and prosperous cities, with an excellent selection of shopping, retail parks and associated services, rail links and airports.

Moray is famed for its breath-taking scenery with heather clad hills, fertile farmland, long sandy beaches and offers wonderful leisure and recreational opportunities throughout the county. There are many golf courses accessible within a short drive of the property (including a very pretty course at Dufftown), whilst the region also offers superb Salmon and Trout fishing including the highly acclaimed Rivers Deveron and Spey nearby. A popular tourist area and at the heart of whisky country, local attractions include the world famous 'Whisky Trail'.



DESCRIPTION

The Elms is constructed of stone under a pitched slate roof and provides spacious and very well appointed accommodation over three storeys. The front door opens into a vestibule and then into the hallway with stairs to the first floor. To the right is a good sized reception room currently used as a dining room. To the left is a wonderful bright sitting room with gas fire. The hallway also gives access to a breakfast room/bedroom and to the kitchen. On the first floor there are three bright and spacious bedrooms (one en-suite) and the family bathroom. There are 4 further bedrooms and a box room on the third floor, 2 of which are currently converted for the cat hotel and one as the home office.

Overall, the house has a wonderfully bright and welcoming atmosphere with a number of fine features that one would hope to find in a house of this age and quality including original corning and tall ceilings. All of the rooms are well proportioned and beautifully presented.

ACCOMMODATION

Ground Floor:

Vestibule. Hall. Sitting room. Dining room. Breakfast room/bedroom. Kitchen. W.C.

First Floor:

Landing. 3 bedrooms (one en-suite). Bathroom.

Second Floor:

Landing. 4 bedrooms. Box Room.



GARDEN

Outside, there is a generous, enclosed garden to the rear of the house which is primarily laid to lawn and interspersed with mature trees and a sheltered seating area. There is ample space for parking on the gravelled driveway as well as a block built garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband	EPC
Mains	Mains	Mains	Freehold	Gas	Band E	35 Mbs	E51

DIRECTIONS

From Elgin (A941) turn left at the clock tower onto Fife Street and The Elms can be found on the left towards the bottom of the hill.

POST CODE

AB55 4AP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: progress.knees.libraries

SOLICITORS

Allan, Black and McCaskie

LOCAL AUTHORITY

Moray 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

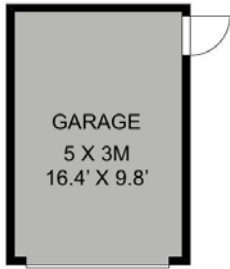
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.







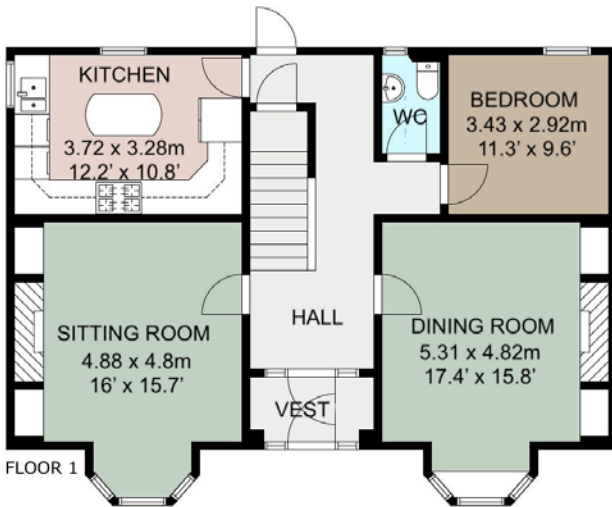


GARAGE
5 X 3M
16.4' X 9.8'



WORKSHOP
4.72 Xx 4.14m
15.5' x 13.6'

STORE
4.86 x 3.79m
16' x 12.4'



FLOOR 1

KITCHEN

3.72 x 3.28m
12.2' x 10.8'

WC

BEDROOM
3.43 x 2.92m
11.3' x 9.6'

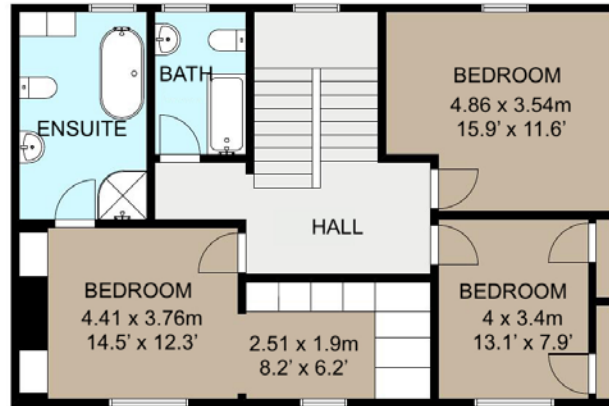
HALL

VEST

SITTING ROOM
4.88 x 4.8m
16' x 15.7'

DINING ROOM
5.31 x 4.82m
17.4' x 15.8'

3.58 x 2.7m 2.51 x 1.93m
11.7' x 8.8' 8.2' x 6.3'



FLOOR 2

ENSUITE

BATH

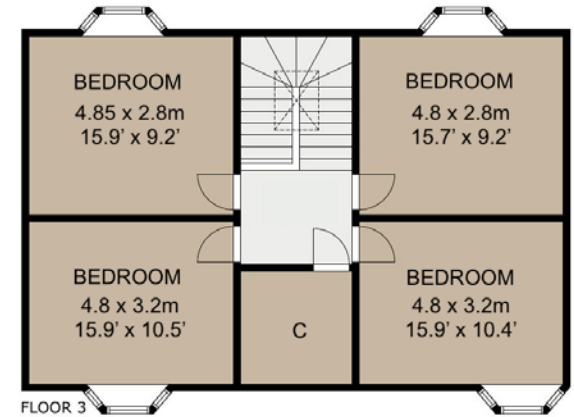
HALL

BEDROOM
4.41 x 3.76m
14.5' x 12.3'

2.51 x 1.9m
8.2' x 6.2'

BEDROOM
4 x 3.4m
13.1' x 7.9'

BEDROOM
4.86 x 3.54m
15.9' x 11.6'



FLOOR 3

BEDROOM
4.85 x 2.8m
15.9' x 9.2'

BEDROOM
4.8 x 2.8m
15.7' x 9.2'

BEDROOM
4.8 x 3.2m
15.9' x 10.5'

BEDROOM
4.8 x 3.2m
15.9' x 10.4'

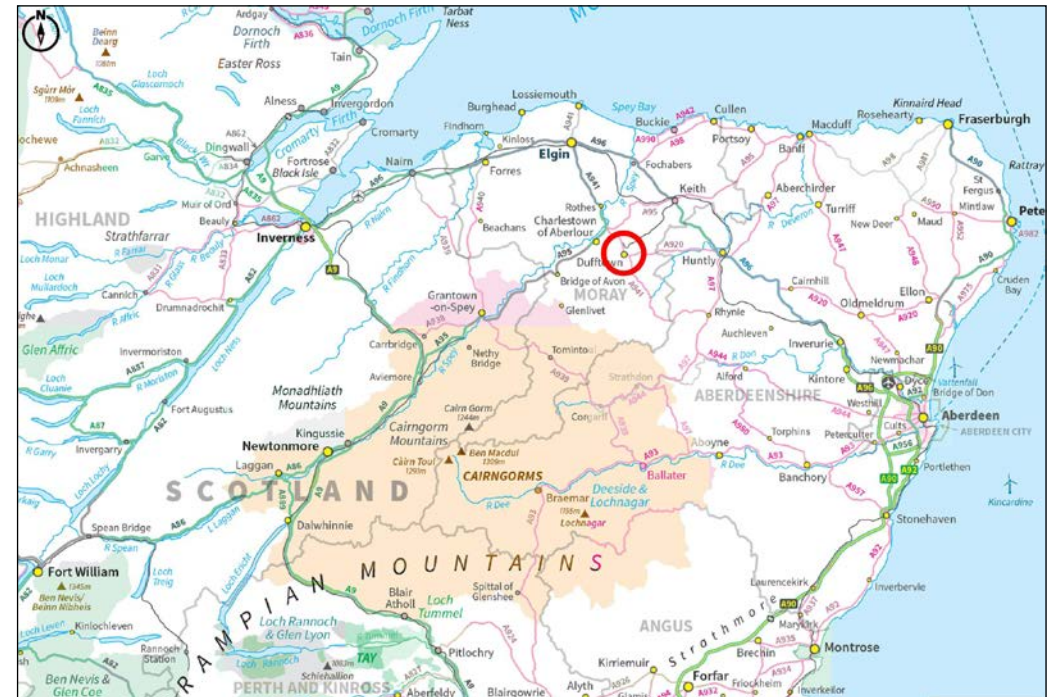
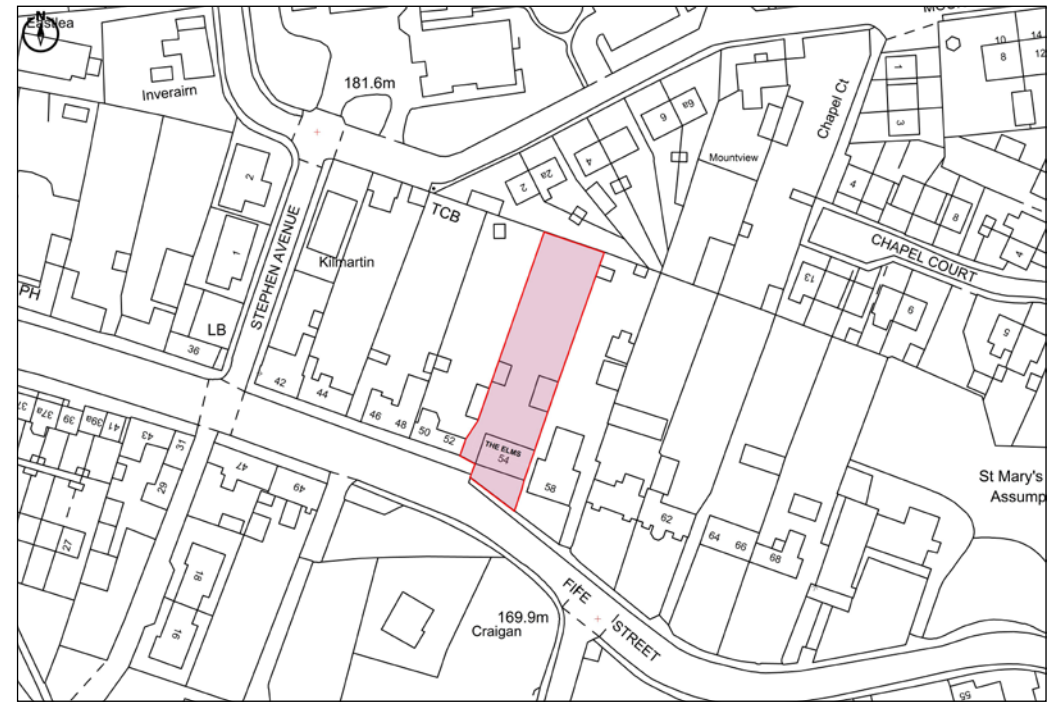
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The Elms, Fife Street, Dufftown, AB55 4AP

Illustration for identification purposes, dimensions may vary. Not to scale

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 AML 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 November 2023





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