



OVERDEANSHAUGH, 1 DEANSHAUGH ROAD

ELGIN, MORAY



OVERDEANSHAUGH, 1 DEANSHAUGH ROAD, ELGIN, MORAY

A spacious family home with unrivalled views across
Elgin and the Cooper Park

Town Centre 0.8 miles ■ Inverness 38 miles

0.59 acres (0.24 hectares)

Guide Price £435,000

- 2/3 reception rooms. 4/5 bedrooms
- An attractive detached family home
- Well-appointed and flexible accommodation
- Spectacular outlook
- Generous and well maintained garden
- Off street parking
- Close to a wide range of amenities

Galbraith

Inverness
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 OnTheMarket



SITUATION

Overdeanshaugh, 1 Deanshaugh Road is located in a magnificent elevated position overlooking Elgin's Cooper Park. Elgin, with its famous 13th Century Cathedral provides an excellent range of shops and amenities including a Hospital, leisure centre, swimming pool and cinema. The surrounding area also offers some fine hotels, restaurants and local attractions. There are a number of good primary schools in Elgin and two secondary schools. Private schooling for children over eight years of age is available at Gordonstoun School, about 6 miles away. Inverness (38miles) has all the facilities of a modern city including its Airport (31 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 60 miles to the east.

The county of Moray is famous for its mild climate, has a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. The upland areas to the south are sparsely populated and provide dramatic scenery, some of which forms part of the Cairngorm National Park. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Spey and Findhorn rivers, skiing at The Lecht and Cairngorm range, sailing and walking. There are many highly regarded golf courses in the area including a fine course at Elgin and also Lossiemouth (5 miles to the north) whilst located about 20 minutes' drive away is the 'jewel' of the Moray Coastline, the historic village of Findhorn with its sheltered bay providing excellent sailing, water sports and highly regarded Inns.

DESCRIPTION

Overdeanshaugh is an impressive and very attractive detached house located in a fine elevated position over looking Cooper Park with fantastic views taking in the city's Clock Tower and the Cathedral. Built in the 1930's from stone under a slate roof, the house provides spacious, well-appointed and flexible accommodation over one and a half storeys. On the ground floor, there is a reception hall, a well-equipped dining kitchen, a drawing room and dining room, both of which enjoy the far reaching views, as well as a cloak room and WC. On the first floor, there are two bathrooms, 4 bedrooms and an office which could also be used as a fifth bedroom if required. The house has a very appealing bright and airy feel with large windows not only opening up the spectacular outlook but flooding the interior with natural light. It has many of the features one would hope to find in a house of this age and character including corniced ceilings, bay windows and the original working servants bells. In addition, it has excellent storage space with several built in wardrobes and cupboards. The house is single glazed and benefits from gas fired central heating.

ACCOMMODATION

Ground Floor:

Hall. Drawing Room. Dining Room. Kitchen / Living Room. Cloak Room. W.C.

First Floor:

Landing. Office / 5th Bedroom. 2 Bathrooms. 4 Bedrooms.





GARDEN

Outside, the garden is no less impressive than the house. Extending to about 0.59 acres, the garden is enclosed by a wall and mature hedges and includes terraced lawns, well stocked borders, a greenhouse, various mature trees, a summer house and ample parking for several vehicles under a car port and on the monoblocked driveway. There is a wooden garden shed and two useful outbuilding providing excellent storage. In addition, there is also a small shed at the back of the summerhouse to store lawnmowers, strimmers etc. Electric supplies are in all outbuildings as well as having an outside socket. One of the garden sheds also has a water supply.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax Band	EPC
Overdeanshaugh	Mains	Mains	Mains	Freehold	Gas CH	F	E53

POST CODE

IV30 4JA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: flies.kept.exact

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: finger.galaxy.short



SOLICITORS

Allan Black & McCaskie (Elgin)

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

Fitted carpets, curtains and blinds are included with the exception of those in one bedroom. No other items are included unless specifically mentioned in these particulars.

VIEWINGS

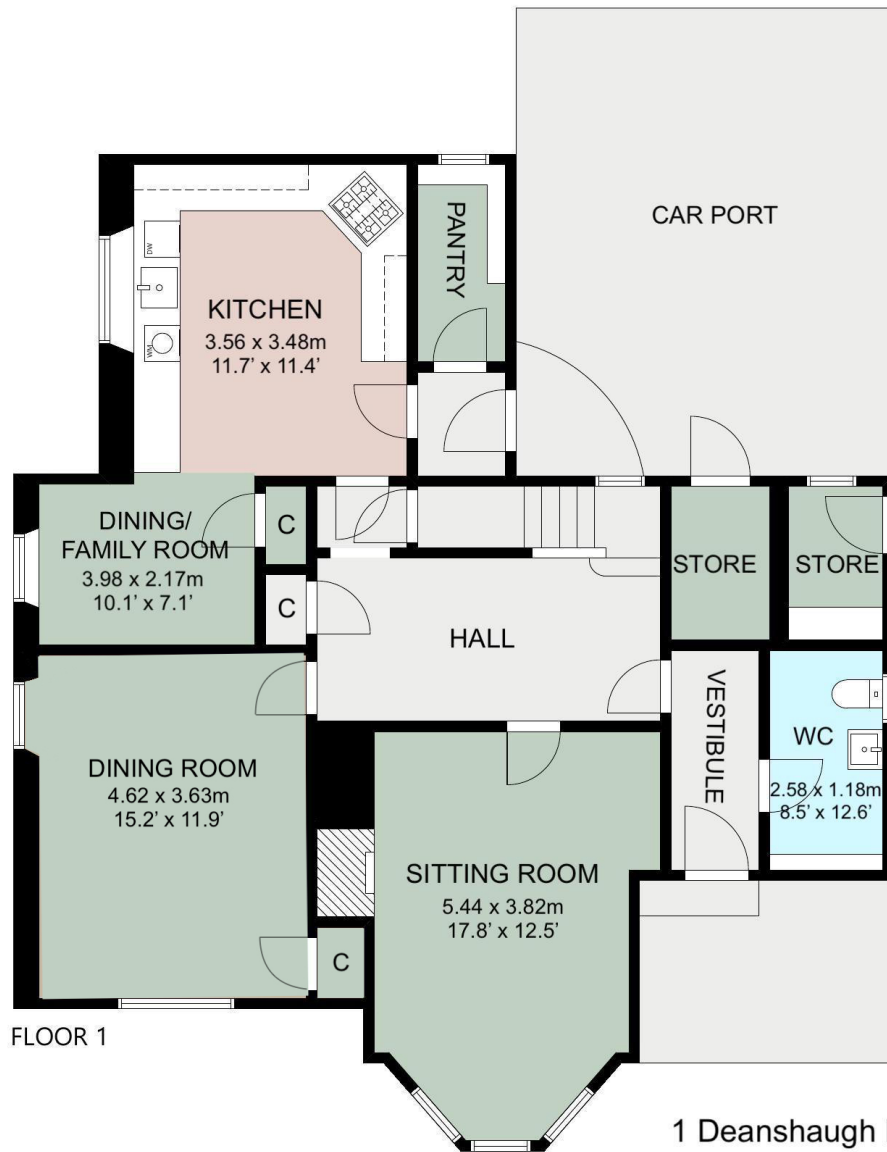
Strictly by appointment with the Selling Agents.

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.





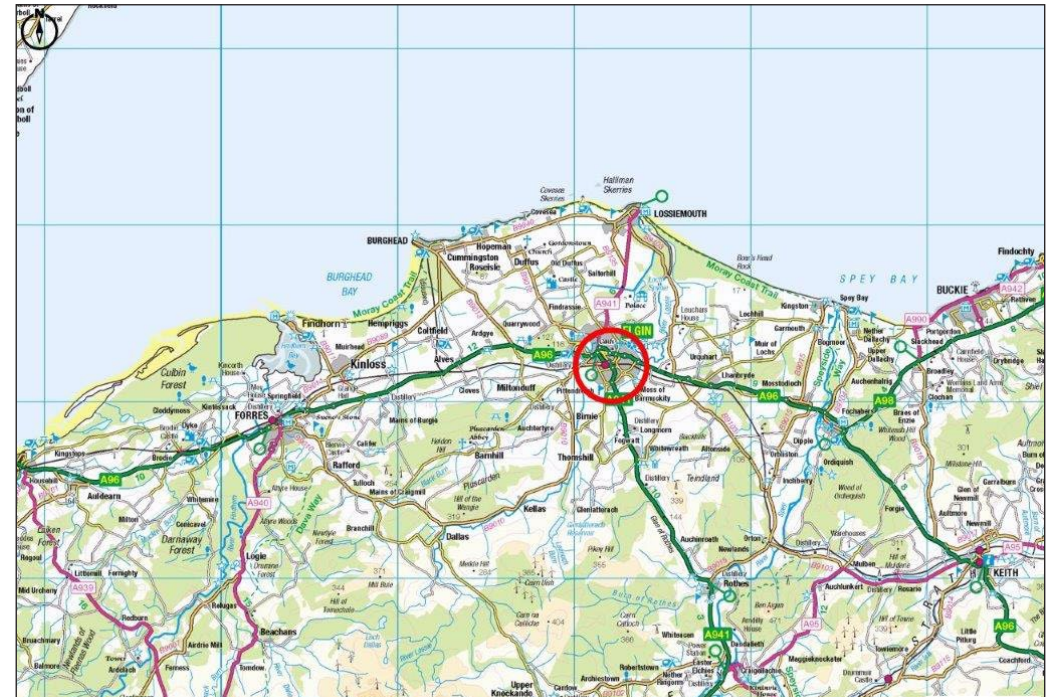
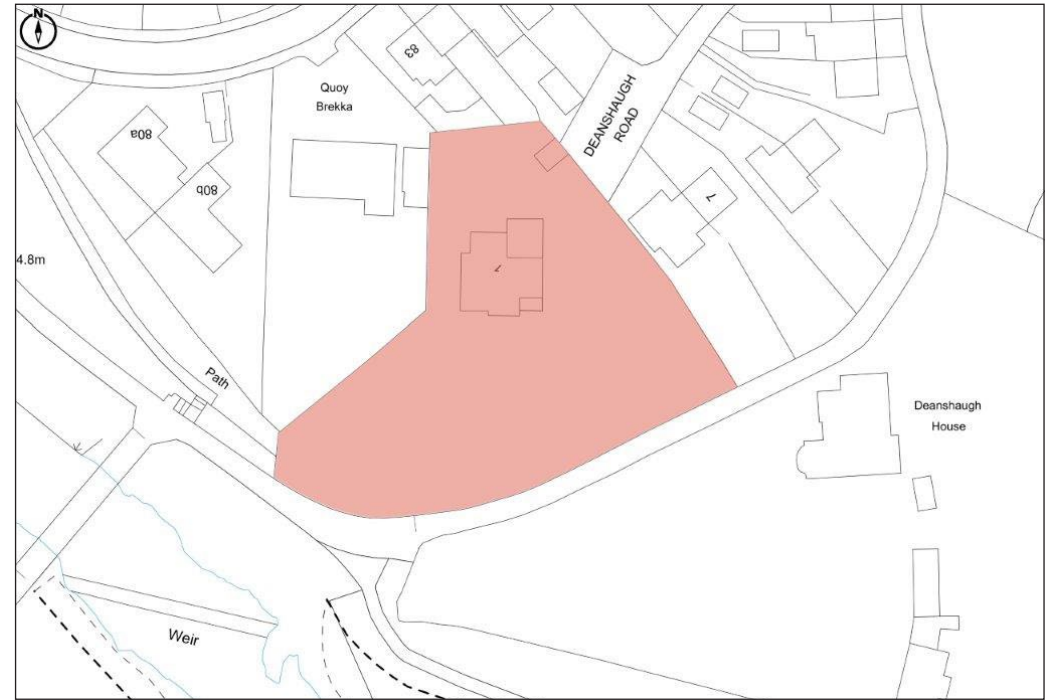
1 Deanshaugh Road, Elgin, IV30 4JA

Illustration for identification purposes, dimesions 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 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 September 2023







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