

Kirkwood

22 Glen Elgin Drive | Elgin

Galbraith



An impressive family home in a highly desirable location.



Elgin 2 miles | Inverness 39 miles | Aberdeen 66 miles
(All distances are approximate)

3 reception rooms. 4/5 bedrooms (1 En-suite)
Spacious, bright and airy accommodation
Secluded, low maintenance garden
Integral double garage
EV Charger
Close to a wide range of amenities.

Guide Price £550,000

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
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galbraithgroup.com



Situation

Kirkwood is located to the south of Elgin, with its famous 13th century cathedral and providing 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 four years of age is available at Gordonstoun School, about 6 miles away. Inverness (39 miles) has all the facilities of a modern city including its airport (32 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 61 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, 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

Kirkwood is an impressive family home set in a highly desirable location on the south side of Elgin. Spacious accommodation is provided over two and a half storeys. The generously sized and wonderfully bright and airy dining kitchen, with central island and a good range of wall and base units, the dining room with its full height windows that flood the interior with natural light and the generous double aspect sitting room are particularly impressive rooms. Upstairs the landing/seating area, and the exceptionally spacious master bedroom with 'en suite' facilities and dressing room are equally impressive. 3 further bedrooms, the family bathroom, secret playroom/bedroom (accessed via a 'Ramsay' ladder) and home office, complete the accommodation. Overall, the house is tastefully decorated throughout, is in immaculate condition and has many fine features including, high quality bathroom and kitchen fittings and excellent built in storage space throughout. The house is double glazed and has mains gas central heating.

Accommodation

Ground Floor: Dining Kitchen. Formal Sitting Room. Dining Room. Utility. Cloakroom. Integral Garage

First Floor: Seating Area. Sitting Room. 4 Bedrooms (1 En-suite) Family Bathroom.

Second Floor: Loft Room (Secret Playroom). Home Office.

Garden

Outside, the house sits within a generous corner plot. Bordered by fencing and trees, the garden is easily maintained, mostly laid to lawn, interspersed with shrubs and borders. A sheltered deck area, accessed from the dining kitchen, provides a wonderful seating area and there is a patio accessed from the sitting room. The block driveway to the front of the house provides ample parking space for several cars in addition to the integral double garage which has electric doors and an EV charger.







Tenure

Freehold

Local Authority

Moray Council

Council Tax

Band G

EPC

C:79

Services

Mains Water, Electricity and Drainage | Gas Heating | FTTP Broadband | Mobile Signal

Flood Risk

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



rates.desks.stone



IV30 6JH

Solicitors

Macleod & MacCallum, Inverness Office

Fixtures And Fittings

No items are included unless specifically mentioned in these particulars.

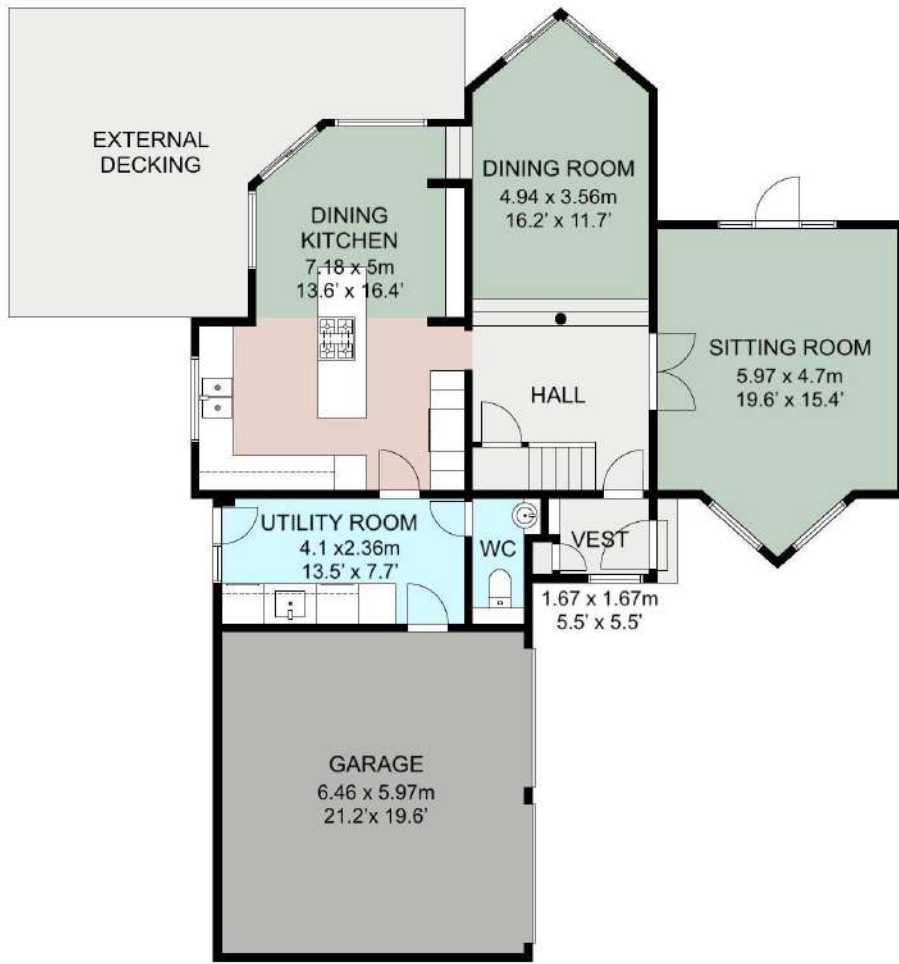
Viewings

Strictly by appointment with the Selling Agents.

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.

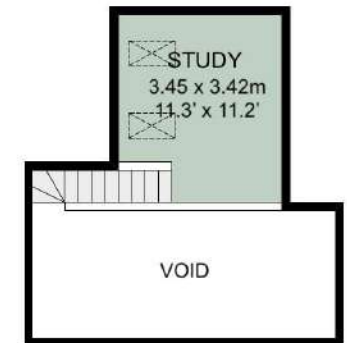
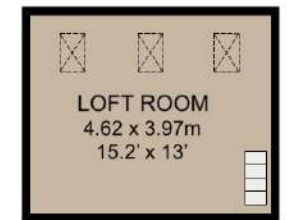




FLOOR 1



FLOOR 2



FLOOR 3

22 Glen Elgin Dr, Elgin, IV30 6JH

Illustration for identification purposes, actual dimensions may differ. Not to scale.

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.

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 April 2026





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