

The Old Steading

Pluscarden | Elgin | Moray | IV30 8TZ



Galbraith



An impressive house in a stunning rural setting



Elgin about 5.8 miles | Inverness about 37.5 miles

(All distances are approximate)

About 0.43ha / 1.0 acres

Guide Price £485,000

3 reception rooms. 4 bedrooms

Spacious and well-appointed accommodation

Garden grounds and small paddock

Double garage

Quiet yet accessible rural setting

Close to a wide range of amenities

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
T: 01463 224 343 | E: inverness@galbraithgroup.com

galbraithgroup.com

Situation

The Old Steading sits in a delightful position in the picturesque and highly desirable Vale of Pluscarden, between Elgin to the East and Forres to the West. With the world famous Pluscarden Abbey nearby, the property is nestled within an Area of Great Landscape Value and enjoys pleasant views over the surrounding countryside. Both the county town of Elgin (about 5.8 miles) and Forres (about 11 miles) provide a comprehensive range of shops and amenities whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions including the world famous Pluscarden Abbey which dates back to the 13th Century and is located about 2 miles away. Schooling up to secondary level is available in both Elgin and Forres and also at Gordonstoun Independent School, about 11 miles away. Excellent primary schooling is also available nearby at Milnorduff (about 2.5 miles). To the west, Inverness (about 37 miles) has all the facilities of a modern city including its airport (about 30 miles) which offers regular flights to the south and summer flights to parts of Europe.

The county of Moray is famous for its mild climate, a beautiful and varied countryside with 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. Located about 12 miles 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. The Culbin Forest, a short drive away with its marked walks and cycle trails, offers excellent opportunities for wide range of outdoor pursuits.

Description

The Old Steading sits in a stunning elevated position in the Vale of Pluscarden and enjoys far reaching panoramic views across some of Moray's most scenic countryside. The local area is perhaps one of the most sought after in the district with a vibrant and close community enjoying a peaceful rural setting and yet within close proximity of Elgin and all of the local facilities on offer. The house is constructed of rendered block and stone facings under a pitched slate roof and provides spacious and well-appointed accommodation over two storeys. On the ground floor, the vestibule leads to the WC / cloak room and onwards to a hallway from where doors lead to a well-equipped dining kitchen and a sun room which enjoys wonderful easterly views. A spacious lounge with a fireplace and large windows facing west up the Vale of Pluscarden links to a cosy dining room whilst completing the ground floor accommodation is a useful utility room / rear hall. On the first floor, a landing leads to the master bedroom with 'en suite' facilities, a family shower room and three bedrooms one of which is currently used as a home office. The house has a wonderfully bright and airy feel with large windows flooding the interior with natural light. The octagonal lounge with its west facing views and attractive fireplace, the well-equipped dining kitchen and the adjoining sun room are particularly appealing rooms. The house is double glazed, heated using oil and connected to mains water and electricity.

Accommodation

Ground Floor: Vestibule. Cloak Room. Hall. Lounge. Dining Room. Dining Kitchen. Sun Room. Utility Room.

First Floor: Landing. Study / 4th Bedroom. Shower Room. 3 Bedrooms (Master En Suite).





Garden

The grounds at The Old Steading extend to about an acre and include a well maintained mature garden with areas of lawn, several mature trees and various shrubs, a small paddock (including a field shelter) and an excellent double garage which provides superb storage space with automatic double doors. The house is accessed over a private farm road over which enjoys all necessary rights of access and then latterly onto a tarmac driveway which provides ample parking space for several vehicles.

Tenure

Freehold

Local Authority

Moray Council

Council Tax

Band F

EPC

Band D

Services

Mains Water and Electricity | Private Drainage | Oil fired Heating | Broadband and Mobile Coverage

Flood Risk

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

Access/Third Party Rights of Access/ Servitudes

From the public road, the property is accessed over a private track over which the subjects enjoy all necessary rights of access with maintenance ne shared on a user basis.

Directions

From Elgin, exit the A96 at the roundabout in front of Dr Gray's Hospital and heart west along Pluscarden Road. Continue out of Elgin, and after about 2miles, continue on through the hamlet of Miltonduff. Continue for a further 2.5 miles before turning left onto a private track (sign posted Wester Foresterseat) and the taking the next where The old Steading is located some 160m along the track. See site and location plans for details.

 jolt.escape.nuns  Post Code: IV30 8TZ

Solicitors

Harper Macleod (Elgin)

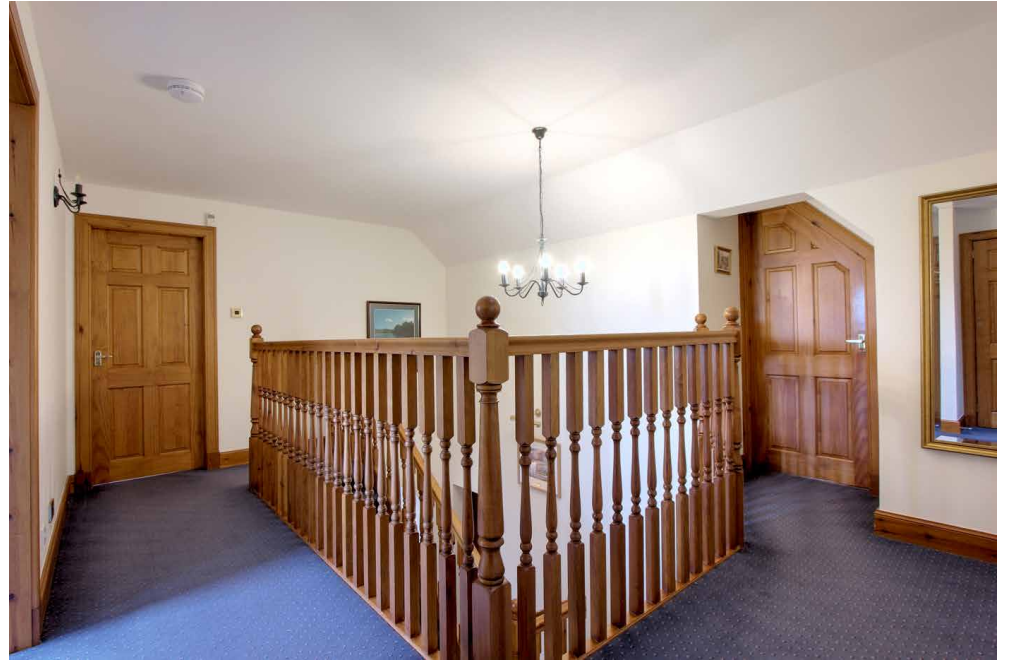
Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.





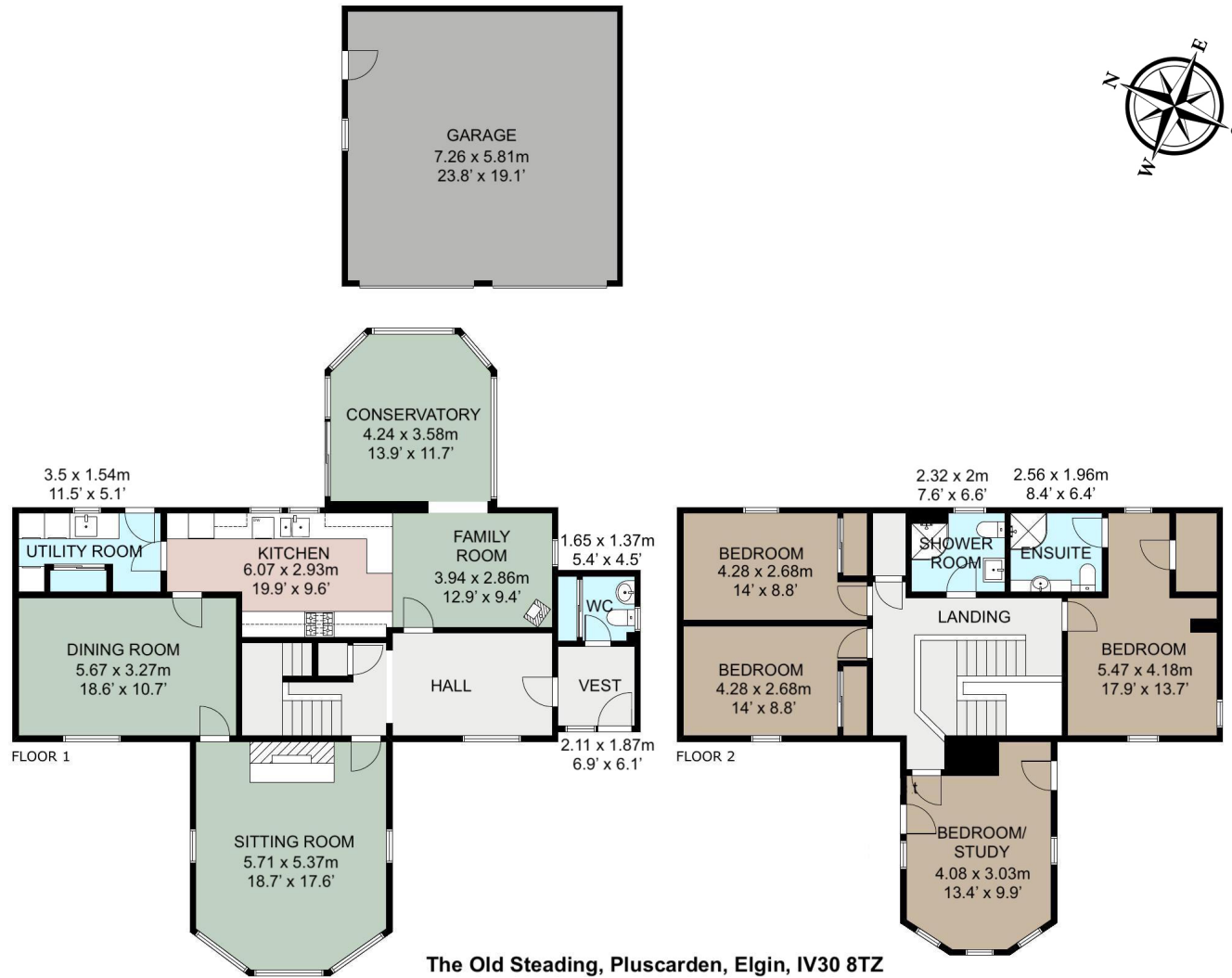


Illustration for identification purposes, actual dimensions may differ. Not to scale.

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



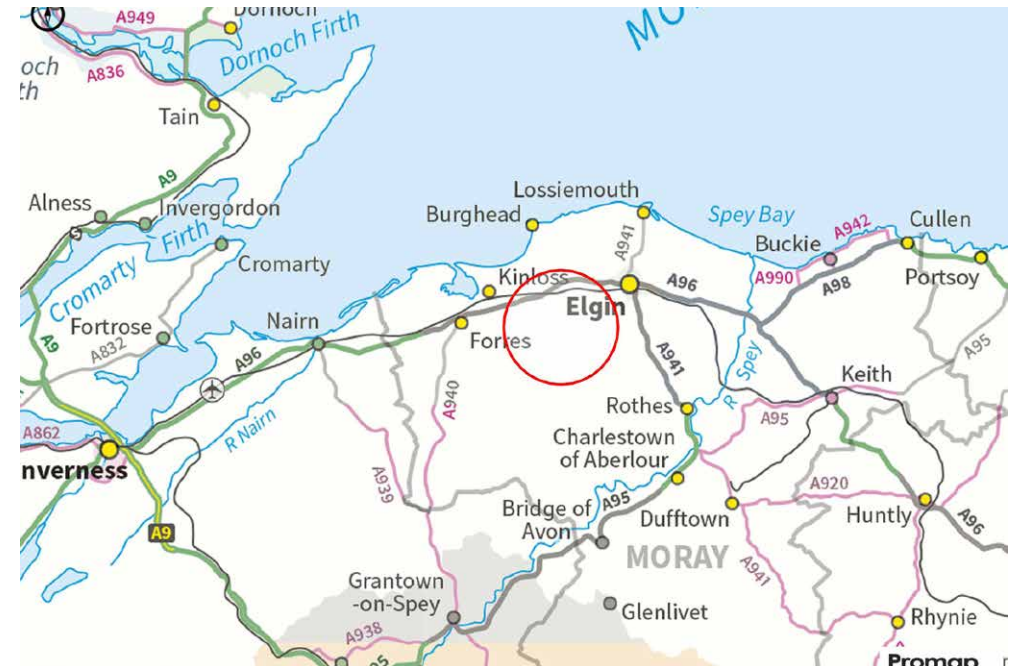
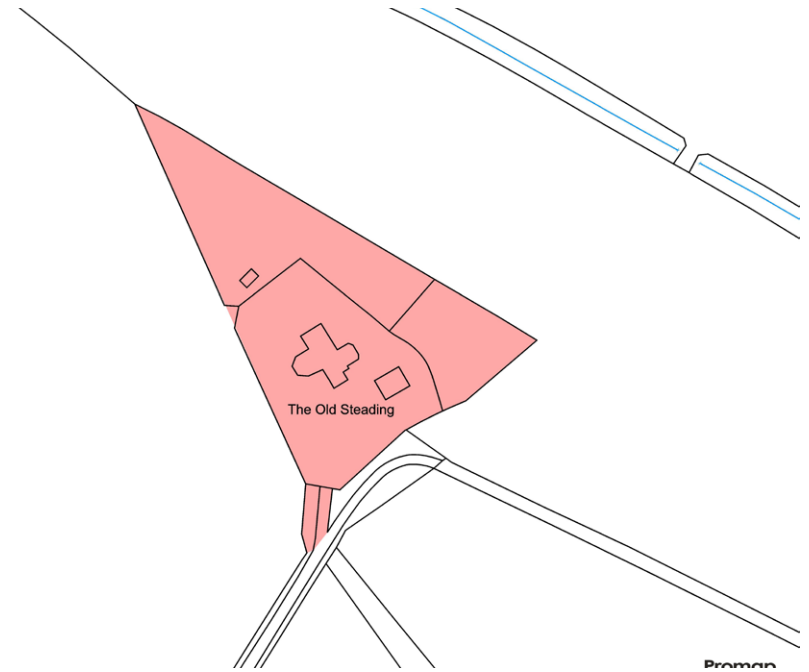
Anti Money Laundering (AML) Regulations

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.





Galbraith