

THE CROFT, 10 INSTITUTION ROAD
ELGIN, MORAY





THE CROFT, 10 INSTITUTION ROAD, ELGIN, MORAY

An impressive townhouse in a highly desirable town centre location

Elgin town centre 0.4 miles ■ Inverness 38 miles ■ Aberdeen 65 miles

Offers Over £550,000

About 0.50 acres (0.20 ha)

4 Reception Rooms / 9 Bedrooms

- Many fine period features
- Spacious and flexible accommodation
- Delightful enclosed garden
- Garage and off street parking
- Convenient town centre location
- Situated within conservation area
- Potential for use as a B&B

Galbraith

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SITUATION

The Croft is positioned on the corner of Institution Road and Seafield Street and is possibly one of Elgin's most sought after locations. 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 (38 miles) 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 68 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

The Croft, 10 Institution Road is an impressive and very desirable town house located in one of Elgin's most desirable residential areas. A substantial property built from stone under a slate roof, the house sits in a wonderful position within the Elgin South Conservation Area and is within easy walking distance of the town centre and a wide range of amenities. Spacious and very well-appointed accommodation is provided over three storeys. On the upper ground floor, a hallway leads to a magnificent dual aspect living room with a bay window, open fireplace with wood burning stove and hardwood floor. Opposite is a sitting room, also with a fireplace with gas fire and bay window and a dining room which also has an open fire. Completing the upper ground floor is a WC / cloak room and the kitchen / diner which has a range of wall and floor units. From the hall, stairs lead to the first floor from where the landing leads to a bathroom and five generously sized bedrooms, 3 of which have en suite facilities. The two south facing rooms with bay windows enjoy wonderful views over Elgin to the Brown Muir beyond. A lower ground floor has a utility / laundry, shower room, a games room / office, and 4 bedrooms, one of which has an en suite shower room. The Croft has many of the features one would hope to find in a property of this age and character including tall corniced ceilings, fireplaces and working timber shutters. The south facing bedrooms and the principal reception rooms are particularly impressive.

For many years, the house operated as a B&B and given its scale, location and numerous bedrooms with 'en suite' facilities, the property offers great scope to further develop this business (subject to meeting all necessary requirements). The house is heated using gas central heating and is single glazed (sash and case).

In essence, The Croft, 10 Institution Road, is a highly desirable town house in a superb location. It will particularly suit families and those looking to establish and run a B&B / Guest House operation.

ACCOMMODATION

Lower Ground Floor:

Utility Room. Shower Room. Games Room. 4 Bedrooms (1 En Suite).

Upper Ground Floor:

Hall. Living Room. Sitting Room. Dining Room. Kitchen / Diner. WC / Cloaks.

First Floor:

Landing. Bathroom. 5 Bedrooms (3 En Suite).

GARDEN

Outside, the garden is no less impressive than the house itself. Enclosed by a stone wall which offers great privacy, shelter and seclusion, the garden includes areas of lawn, well stocked beds and borders, a pergola with trained roses, a wealth of mature trees and shrubs, a greenhouse, patio, summer house and garage (4 car). Off street parking for several vehicles is provided on a driveway to the front.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax Band	EPC
The Croft	Mains	Mains	Mains	Freehold	Gas	G	E

POST CODE

IV30 1QX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: corner.luxury.legal

SOLICITORS

Lauren Wright Solicitors (Elgin)

LOCAL AUTHORITY

Moray Council





FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

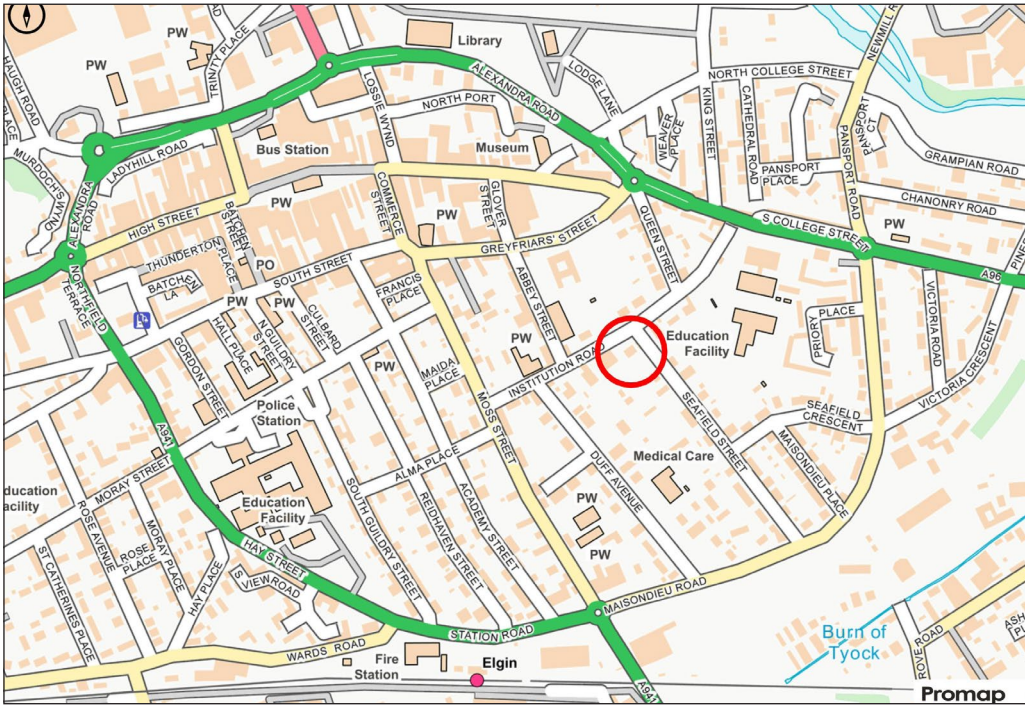
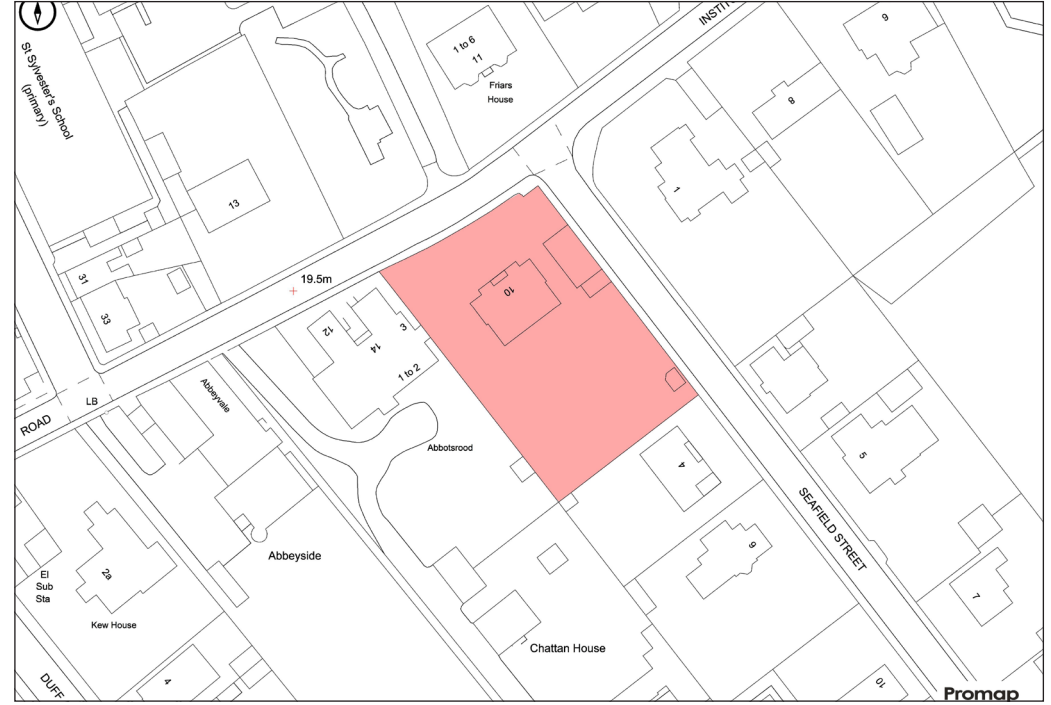
VIEWINGS

Strictly by appointment with the Selling Agents.

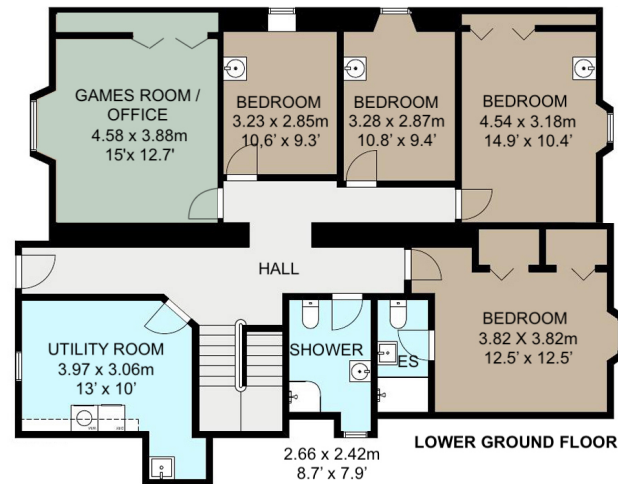
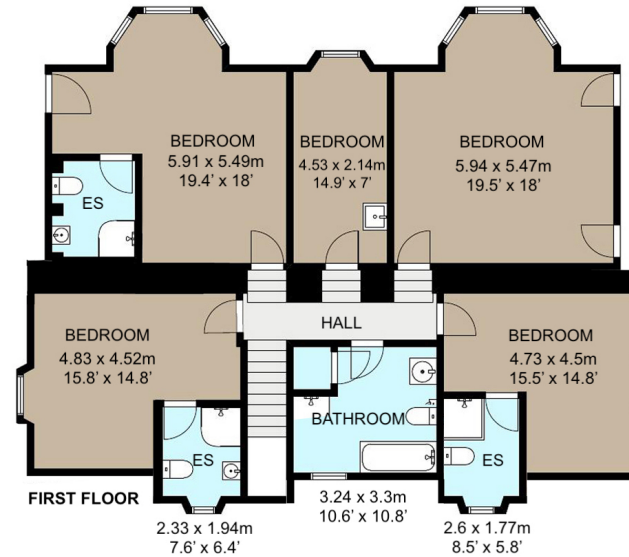
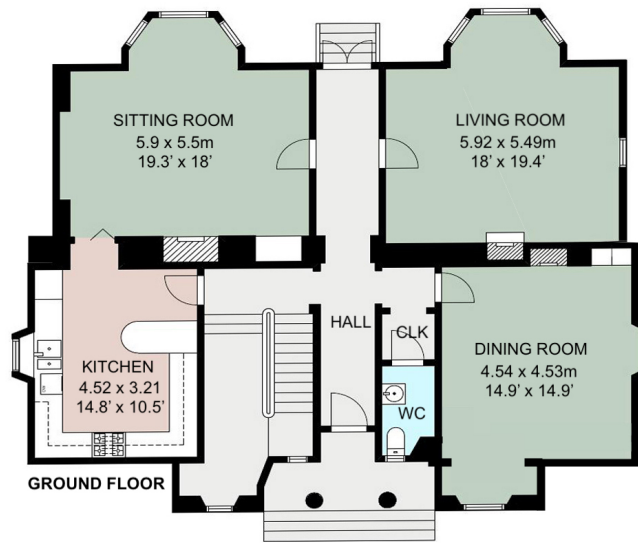
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.







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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 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 June 2023.



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