



Galbraith

GREENS OF BOGSIDE
KELLAS, ELGIN, MORAY



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A delightful smallholding with outstanding potential

Elgin 6 miles ■ Inverness 40 miles

- 1/2 reception rooms. 2/3 bedrooms
- Accessible rural setting
- Development opportunity (subject to planning)
- In need of renovation
- Excellent range of outbuildings
- Grazing land ideal for horses or other livestock
- Close to a wide range of amenities

About 38.6 acres (15.65 hectares)

Offers Over £340,000

Galbraith

Inverness
01463 224343
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SITUATION

Nether Bogside is set in an attractive, rural setting a short distance (about 4 miles) south of the historic city of Elgin. Elgin, with its famous 13th Century Cathedral provides an excellent range of amenities including good shopping with various supermarkets and boutiques, a hospital, leisure centre, swimming pool and cinema. The 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 is available at Gordonstoun School, Duffus about 8.5 miles away.

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. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Rivers Spey and Findhorn, skiing at The Lecht and Cairngorm range, sailing in the Moray Firth and walking. There are many highly regarded golf courses in the area including Elgin Golf Club. Located about 20 minutes' drive away is the 'jewel' of the Moray coastline, the historic village of Findhorn with its sheltered bay providing excellent water sports and highly regarded Inns.

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 is located about 69 miles to the east.

DESCRIPTION

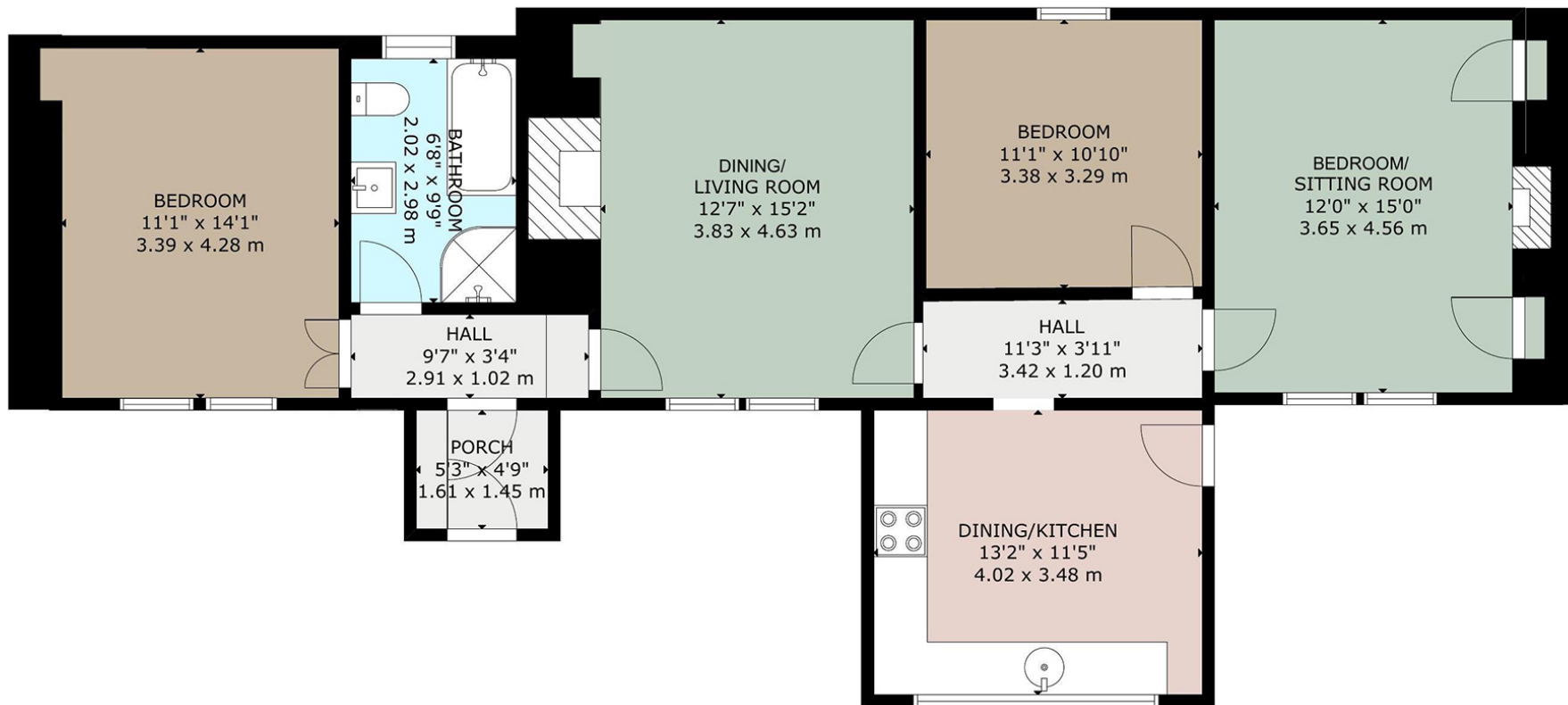
Greens Of Bogside sits in a quiet, highly desirable and readily accessible location to the south of Elgin. Sitting in an elevated position, the property enjoys wonderful views northwards over the Laich o' Moray towards the Moray Firth.

The subjects comprise a detached traditional farmhouse of rendered stone and brick under a pitched slate roof, a range of useful outbuildings and lands divided between three separate enclosures and which in total extend to about 15.6ha / 38.6 acres or thereby.

The house provides flexible accommodation over a single storey and includes a kitchen, hall, sitting room, bathroom and 3 bedrooms. Adjoining the house is a useful former fuel store. It is heated using LPG central heating and is double glazed. The house is connected to mains electricity and water with a private foul drainage system. In need of modernisation, the house represents a wonderful project for the right buyer.

Located to the side and rear are a range of useful farm buildings. These include a Dutch Barn, a general purpose store, a former cattle court and a timber built stable block with three separate loose boxes. Similar, to the house, the farm buildings are in a mixed state of repair but in the main offer excellent storage and would be sufficient for those with small holder or general equestrian interests.





Greens of Bogside, Elgin, IV30 8TS

GROSS INTERNAL AREA
TOTAL: 97 sq m / 1045 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

LAND

The land surrounds the house and buildings and in addition to a small, wooded copse is divided between three main fields. These have been compartmentalized into various smaller paddocks to cater for the previous occupants livery enterprise. There are various water troughs supplying the fields which are fenced. These fields provide decent quality pasture for horses or other livestock.

ACCOMMODATION

Ground Floor: Porch. Hall. Kitchen. Living Room. Sitting Room / Bedroom 3. Bathroom. 2 Bedrooms. Fuel Store.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	LPG CH	Band C	F30	Available	YES

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 ETC

The subjects are accessed over a private farm track, limited to one residence, over which all necessary rights of access will be granted.

DIRECTIONS

From Elgin, head south-west out of the city along Pluscarden Road (B9010). After about 2 mile, bear left at the Y junction continuing on the B9010 sign posted to Dallas. After about 3 miles, turn right onto a private single track road where Greens of Bogside is located at the road end. (See site and location plans for details).

POST CODE

IV30 8TS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: pheasants.intro.playing

SOLICITORS

Gillespie Macandrew LLP, Edinburgh, 5 Atholl Crescent, Edinburgh, EH3 8EJ

VAT

Purchasers should note that the land (excluding the house and farm buildings) at Greens of Bogside have been 'opted for tax' resulting in VAT at the standard rate being charged over the apportioned value of the land included within the sale subjects.



CONDITION OF SALE

The vendor, Moray Estates, reserve a right of pre-emption to purchase the property back should it be placed on the open market for sale.

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.

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.

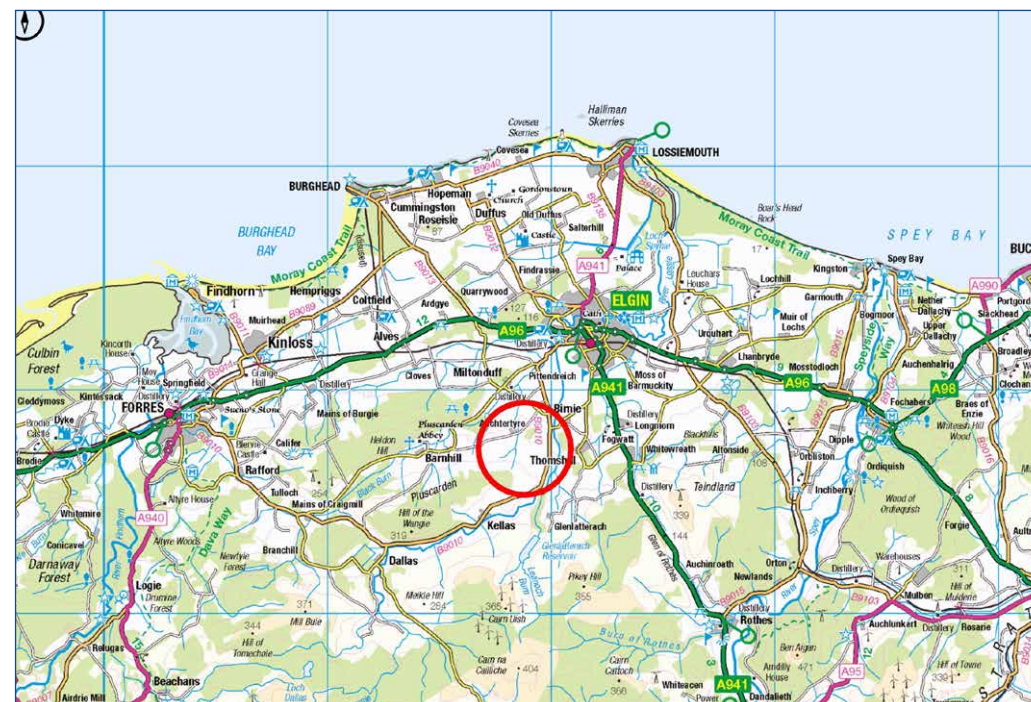
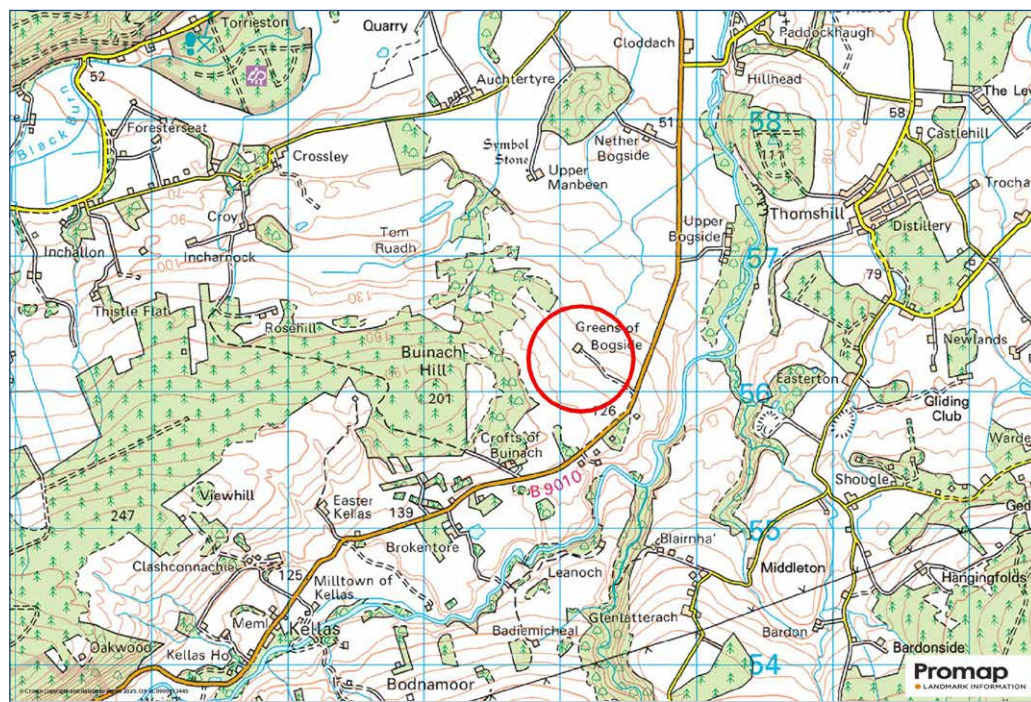
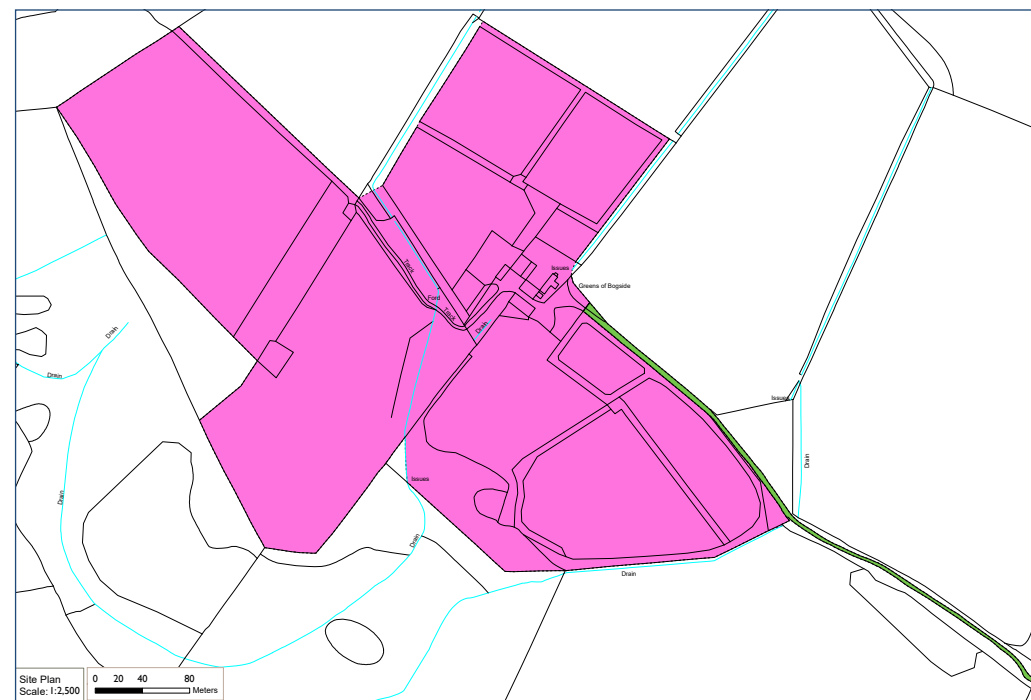
FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.



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 2025





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