

An aerial photograph of a two-story stone building, identified as Cranloch Schoolhouse, nestled within a dense forest of tall pine and deciduous trees. The building features a dark grey slate roof with several dormer windows and multiple chimneys. A white door is visible on the ground floor. The surrounding area is lush with green foliage, and a small paved area is visible near the entrance.

Galbraith

CRANLOCH SCHOOLHOUSE
ELGIN, MORAY



CRANLOCH SCHOOLHOUSE, ELGIN, MORAY

An impressive former Schoolhouse in a stunning semi-rural setting

Elgin 6 miles ■ Inverness 43 miles ■ Aberdeen 61 miles

0.14 ha (0.34 acres)

Offers Over £395,000

- 3 reception room. 5 bedrooms
- Spacious and flexible accommodation
- Integral double garage
- Delightful part enclosed garden
- Useful outbuildings
- Quiet yet accessible setting
- Close to a wide range of amenities

Galbraith

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SITUATION

Cranloch Schoolhouse is an impressive, spacious traditional house located in a quiet yet readily accessible rural setting about 6 miles from the centre of Elgin. Elgin provides a comprehensive range of shops and amenities including various large supermarkets, a cinema, leisure centre and hospital whilst the surrounding area offers some excellent hotels, restaurants and historic local attractions. Elgin has schooling to secondary level whilst Gordonstoun Independent School is about 13 miles away. The popular Speyside village of Fochabers is some 5 miles to the north and also offers a good range of day to day amenities as well as primary and secondary schooling. Inverness (about 43 miles) has all the facilities of a modern city including an airport which can be reached in just under an hour's drive offering regular flights to the south and summer flights to many European destinations. A greater variety of flight destinations is available from Aberdeen Airport (about 57 miles). Elgin railway station has regular services to Inverness and Aberdeen.

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 the Cairngorm National Park. The 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, and walking. Located about 18 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 local area is popular with those with equestrian interests and the nearby Forestry Commission Scotland woodland provides excellent hacking.

DESCRIPTION

Cranloch Schoolhouse is an attractive extended detached stone and slate built former school master's house located in a desirable and accessible position between Elgin and Orton. Likely to date back to the early 1900's, the house provides spacious and well-appointed accommodation









over two storeys, including on the ground floor; a porch, dining room, snug / study (and which could also be an additional bedroom), well equipped kitchen, a spacious dining / living room and an integral garage. On the first floor, there is a hall, bathroom, shower room and 5 bedrooms. The house has many of the features one would hope to find in a property of this age and character including fireplaces and corniced ceilings. The large dining / living room with an inset wood burning stove and French doors to the garden is a particularly impressive room whilst the room layout is such that the accommodation offers great flexibility of use. The house is double glazed and heated using oil central heating. It is connected to mains water and electricity supplies with foul drainage to a private facility.

GARDEN

Outside, the partly enclosed garden offers great scope for those with ‘green fingers’. Surrounded by a hedge and low stone wall, the garden includes many mature trees and shrubs with areas of lawn. There are two excellent outbuildings whilst the small ‘paddock’ to the rear would be ideal for those wanting to further establish the garden. Ample parking for several vehicles is provided on a gravelled driveway at the front of the house.

ACCOMMODATION

Ground Floor:
Porch. Hall. Family Room. Study / Bedroom. Kitchen. Dining / Living Room. W.C. Double Garage.

First Floor:
Upper Hallway. 5 Bedrooms. Bathroom. Shower Room.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Oil	Band F	Available	Available	E

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

DIRECTIONS

From Elgin, head east on the A96. Turn right onto the B9103 signposted to Cranloch / Rothes. Continue on the B9103 for about 2.5 miles before turning right into a small cluster of three dwellings. Cranloch Schoolhouse is located immediately on the right hand side. (See site and location plans for details)

POST CODE

IV30 8QX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: prompt.grove.cobble

SOLICITORS

Harper Macleod (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.



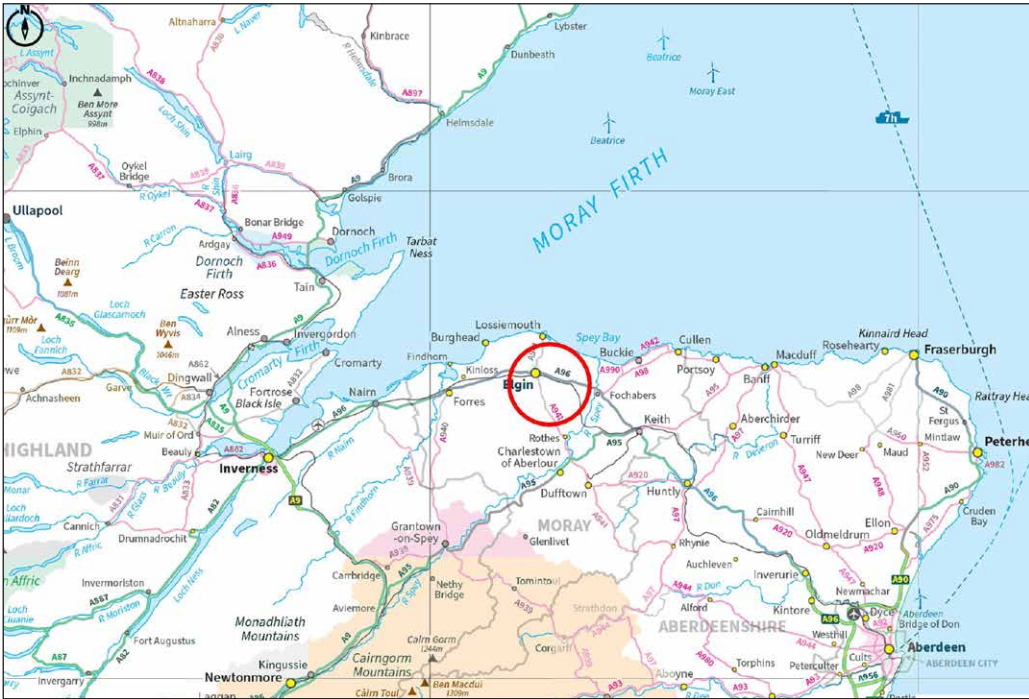
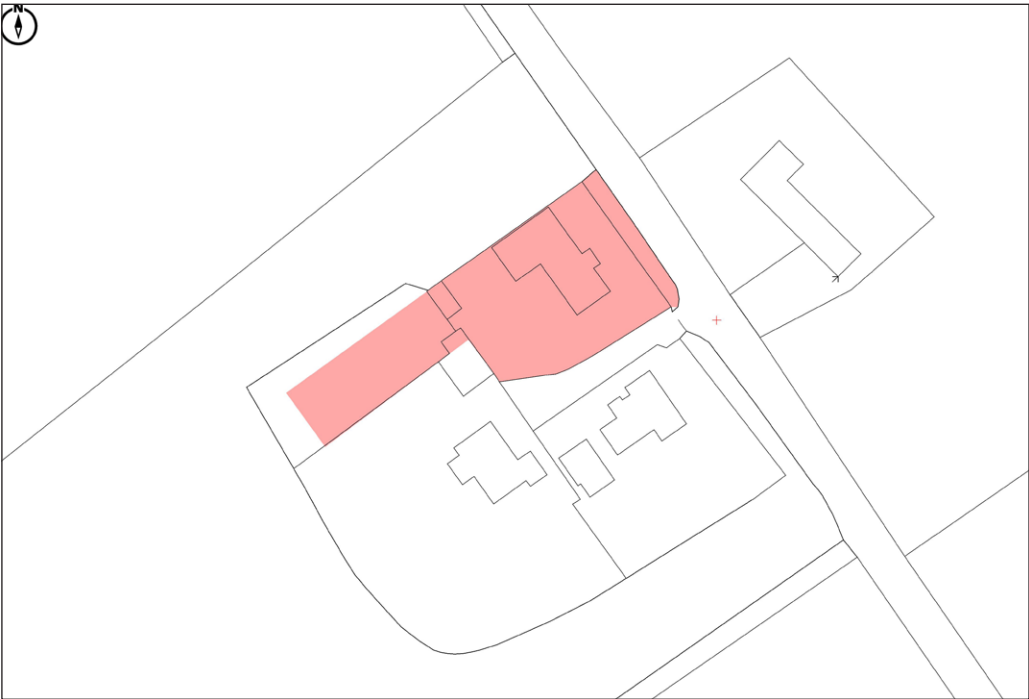
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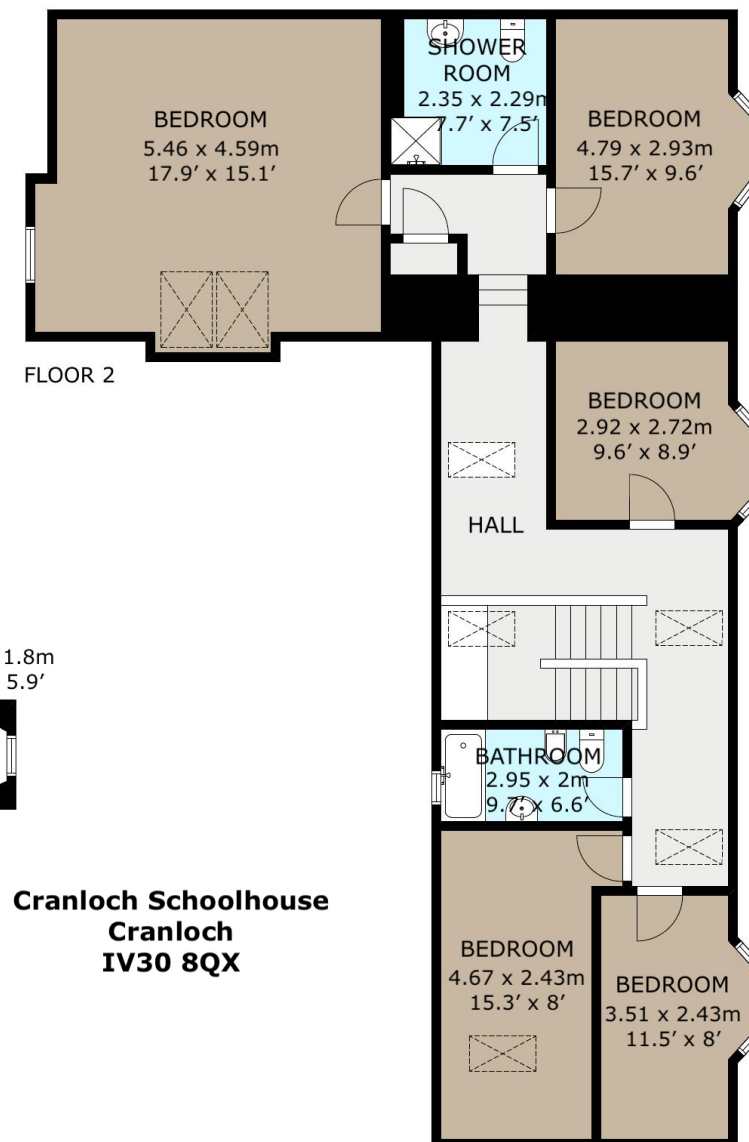
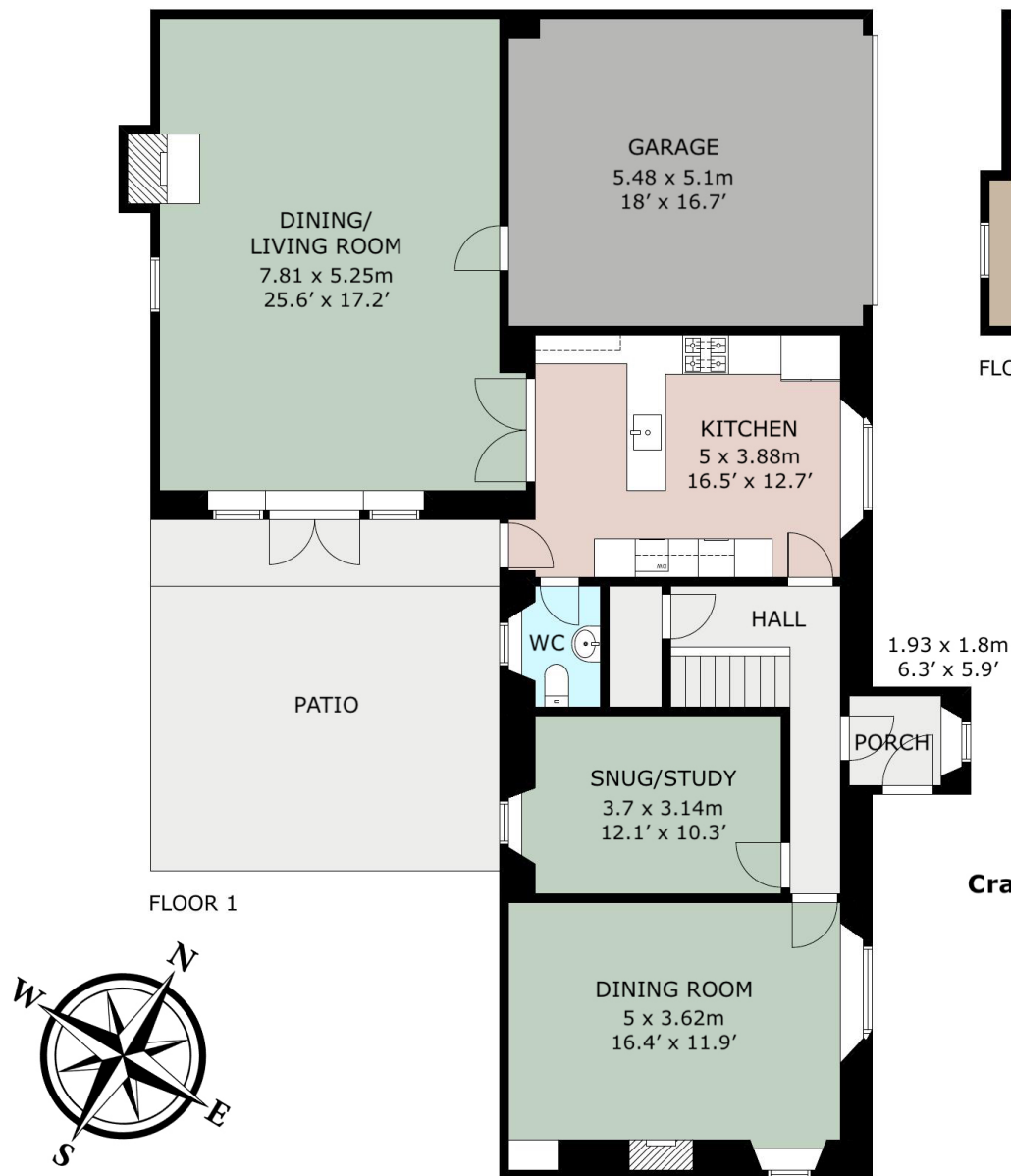
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to 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. Internal photographs taken in November 2024 and external photographs taken in May 2025.





**Cranloch Schoolhouse
Cranloch
IV30 8QX**

Illustration for identification purposes. Actual dimensions may differ. Not to scale.



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