

# Birkister

South Darkland | Elgin | Moray



Galbraith



## A spacious family home in a semi-rural location.



Lhanbryde 1.5 miles | Elgin 3 miles  
(All distances are approximate)

2 reception rooms. 3 bedrooms

Very well proportioned rooms

Well maintained garden

Garage

Easily accessible semi-rural location

**Acreage 0.32 acres (0.13 hectares)**

**Guide Price £360,000**

# Galbraith

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## Situation

Birkister is a highly desirable family home located in a wonderful semi-rural position in the hamlet of South Darkland, between the city of Elgin and the small village of Lhanbryde in Moray. Elgin, with its famous 13th century cathedral provides an excellent range of shops and amenities including a hospital, leisure centre, swimming pool and cinema whilst the surrounding area also offers some fine hotels, restaurants and local attractions. Both National Cycle Route One and the Lhanbryde to Elgin cycle route pass close by for easy wheeled access into Elgin and beyond. Closer to home, Lhanbryde has a Post office, a pharmacy, a local shop, a small supermarket, and a well-regarded primary school. Private schooling for children over 4 years of age is available at Gordonstoun School, about 11 miles away, near Lossiemouth with its fabulous beaches.

## Description

Birkister is a delightful, detached house constructed of harled block under a pitched tile roof, the house provides well-appointed accommodation over a single storey. Steps lead up from the driveway to the front door which opens into a vestibule and then on to the hallway. To the left is the sitting room which is a wonderfully bright room which overlooks the garden to the front and has a glazed door to the rear patio. Back in the hallway, to the right is the dining room which also overlooks the front garden. Just down from the dining room is the kitchen which has timber wall and floor units, further space for dining and a door to the utility room. The utility room also has wall and floor units, a sink and a door to the garden. Back in the main



hallway, there is access to three generously sized bedrooms, all of which have built in wardrobes and one of which has an en suite shower room. A bathroom completes the accommodation. In addition to the large wardrobes in the bedrooms and a cupboard in the hallway, excellent storage space is provided in the cellar which can be accessed via a hatch in the vestibule.

## Accommodation

Vestibule. Hallway. Dining Kitchen. Dining Room. Sitting Room.  
3 Bedrooms (1 En suite). Bathroom. Utility.

## Garden

Outside, there is a generous and easily maintained garden which wraps around the house and is enclosed by a combination of a post and wire fence and a hedge. The garden is mainly laid to lawn but includes various borders and beds and a green house. Parking for several vehicles is provided on the driveway to the front of the house, in addition to the garage

## Tenure

Freehold

## Local Authority

Moray Council

## Council Tax

Band F

## EPC

D:64

## Services

Mains Water and Electricity | Private Drainage | Oil Heating | Fibre to the Cabinet

## Flood Risk

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

## Directions

From Elgin, follow the A96 east out of Elgin. Continue straight on at the roundabout (staying on the A96) and then turn left onto the B9103 signposted for Lossiemouth. Take the first right onto an unnamed road and then after about a third of a mile turn right into South Darkland where there is a small cluster of houses. Birkister is the second house on the left (see site and location plans for details).



 **combos.pegs.guests**  **IV30 8NT**



## Solicitors

R & R Urquhart, Forres

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

## Viewings

Strictly by appointment with the Selling Agents.

## Health & Safety

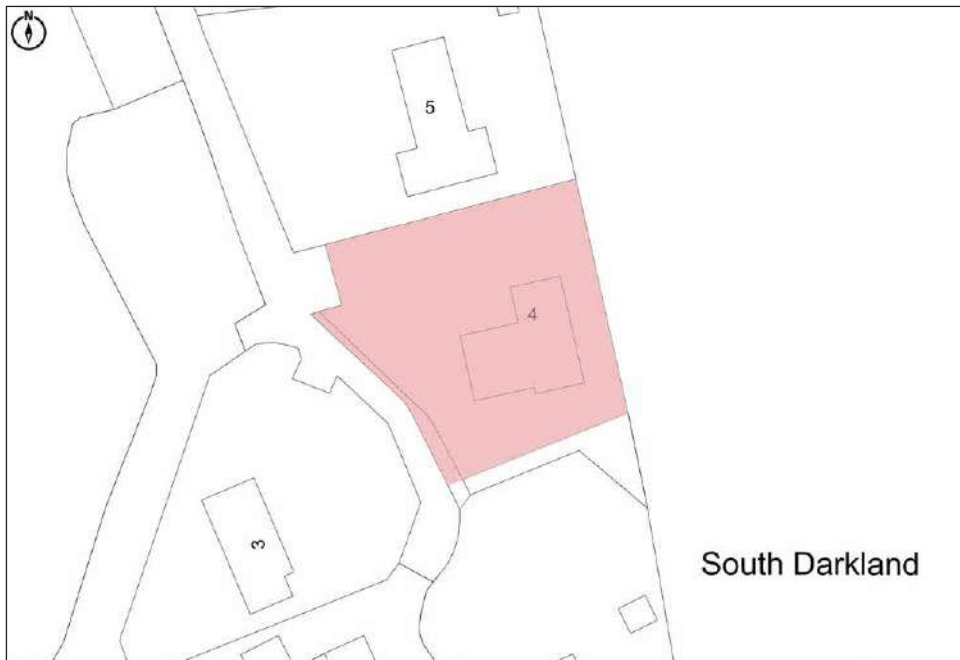
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





**Birkister, South Darklands, Elgin IV30 8NT.**

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



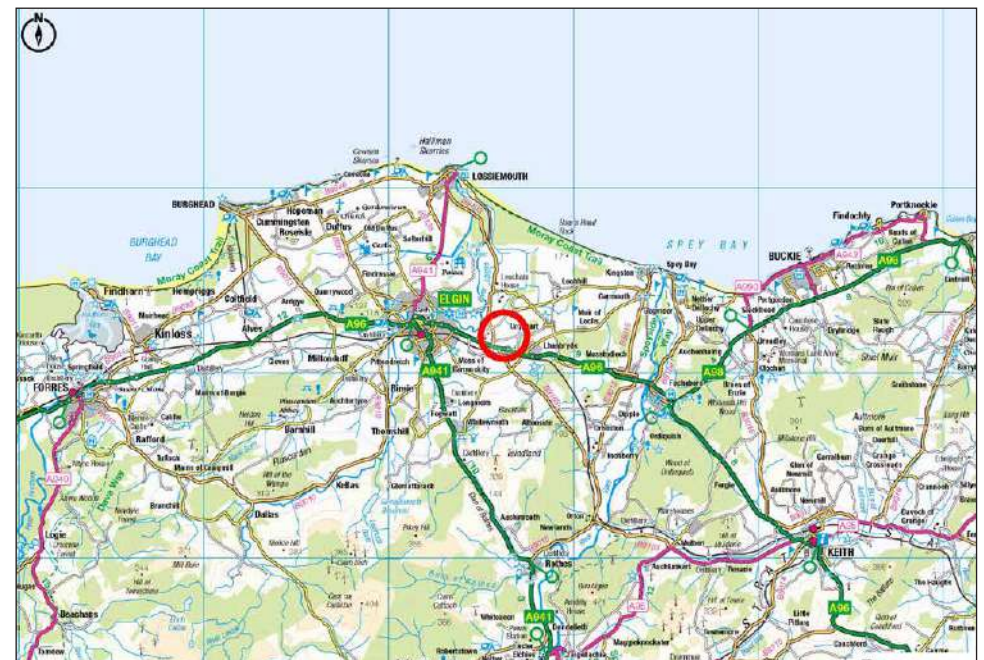
**ANTI MONEY LAUNDERING (AML) REGULATIONS**

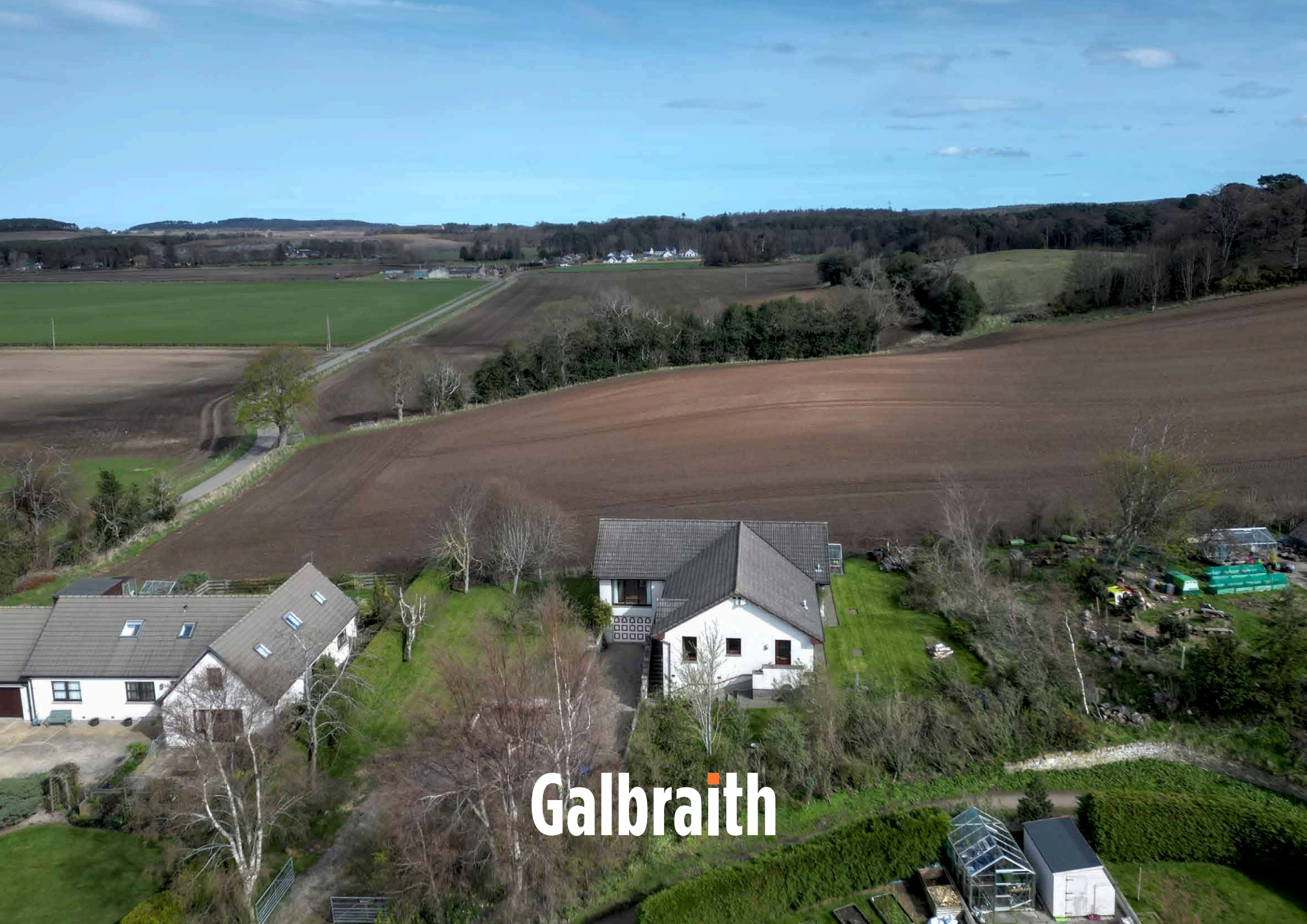
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.





**Galbraith**