

St Callans

37 Forteach Avenue | Elgin | Moray



Galbraith



An exceptional detached house in Elgin's West End



Elgin town centre 0.5 miles | Inverness 38 miles | Aberdeen 65 miles

(All distances are approximate)

Guide Price £500,000

3 reception rooms. 5 bedrooms

Impressive detached house with spacious accommodation

Many fine period features

Generously proportioned garden

Double garage and useful outbuildings

Close to a wide range of amenities

Galbraith

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Situation

St Callans is located in a wonderful, elevated position on Forteach Avenue, arguably Elgin's most desirable residential street. 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

St Callans is an impressive, detached house located at the western end of Forteach Avenue, one of Elgin's most desirable residential areas. Sitting in an elevated position, the house and in particular the principal rooms to the front, enjoy wonderful views over 'The Wards' and out towards the Brown Muir and Ben Rinnes to the south. The house dates from the early 1900s and is constructed over two storeys of stone under a slate roof. Spacious and well-appointed accommodation offers a flexible room layout. On the ground floor, a vestibule opens into the reception hall from where doors lead to a sitting room and dining room, both of which enjoys fine south facing views. There is a cosy living room, a separate study along with a sewing room / office and WC whilst the kitchen is located to the rear of the house. On the first floor, the landing leads to a family bathroom, a box room / single bedroom and four further bedrooms.

The house has many of the features one would hope to find in a property of this age and character with tall, corniced ceilings, an impressive staircase with a carved handrail and balusters, deep bay windows facing to the south and open fireplaces. Whilst the house may be considered as dated by modern standards, and could benefit from some upgrading, it is a wonderful family home which offers enormous potential. The house is single glazed and is connected to mains gas (with gas central heating), mains water, electricity and drainage connections.

Accommodation

Ground Floor: Vestibule. Hall. Sitting Room. Dining Room. Study. W.C. Living Room. Sewing Room / Office. Kitchen.

First Floor: Landing. Bathroom. 4 Bedrooms. Box Room / Single Bedroom.

Garden

The house sits in a generously sized garden which is largely enclosed by a stone wall. The garden includes areas of lawn, well stocked borders, vegetable beds, a garden hut, several mature trees and a useful double garage with two useful adjoining stores.

Tenure

Freehold

Local Authority

Moray Council

Council Tax

Band G

EPC

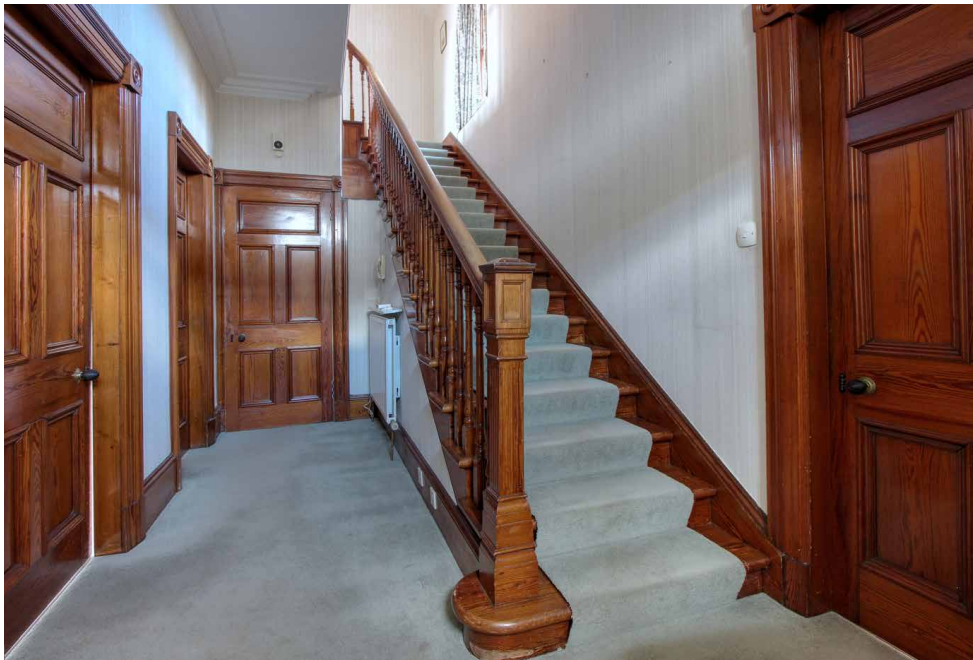
E48

Services

Mains Water, Electricity and Drainage | Gas CH | Broadband and Mobile*

*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>





Flood Risk

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



humble.ranges.gravel



Post Code IV30 1TF

Solicitors

Ledingham Chalmers (Aberdeen)

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

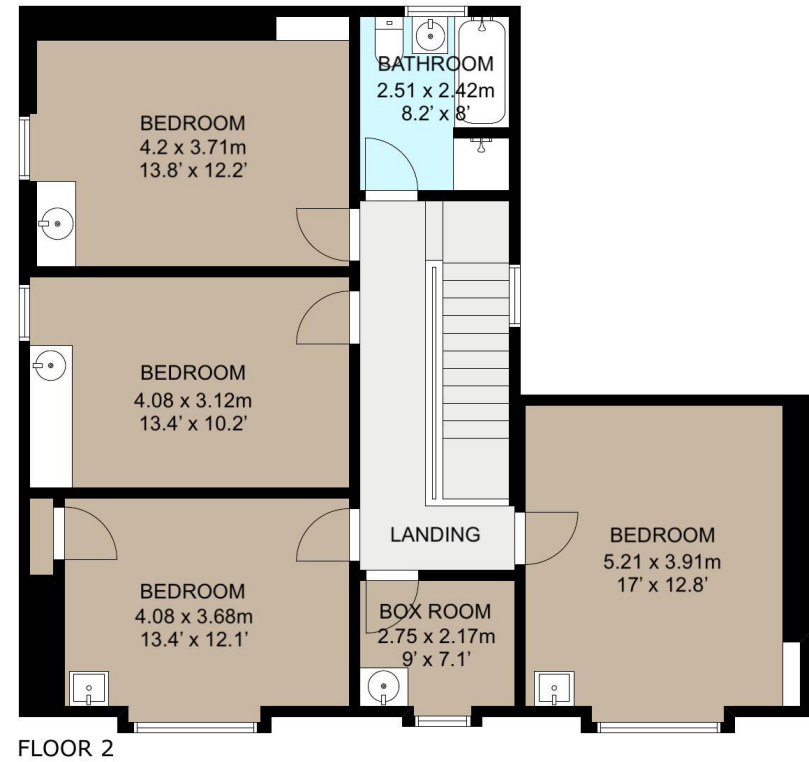
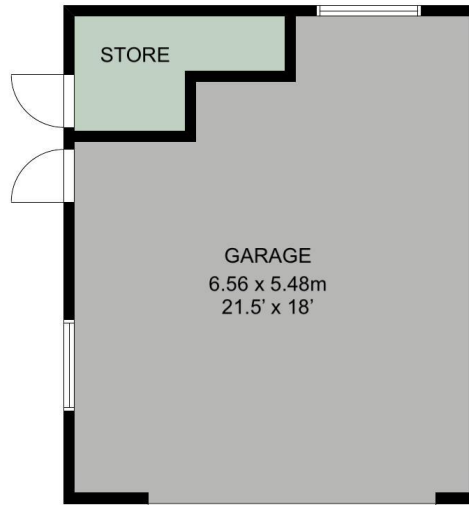
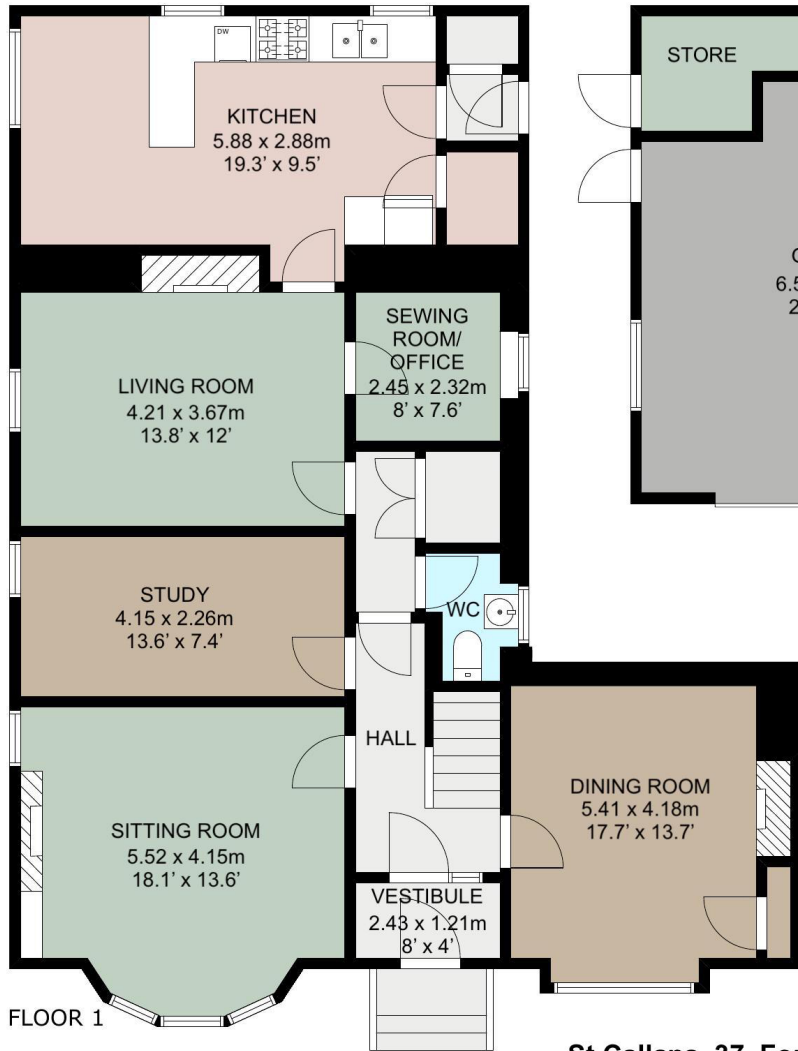
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

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





St Callans, 37, Forteach Avenue, Elgin, Morayshire, IV30 1TF

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





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