



**16 SOUTH GUILDRY STREET**  
ELGIN, MORAY

**Galbraith**



# 16 SOUTH GUILDRY STREET, ELGIN, MORAY

An exceptional town house in one of Elgin's most desirable settings.

Elgin High Street 0.3 miles ■ Inverness Airport 32 miles  
Inverness 39 miles ■ Aberdeen 66 miles

Guide Price £575,000

- 4 reception rooms. 5 bedrooms
- Highly desirable position in Elgin's 'west end'
- Stunning southerly views
- Flexible room layout with extensive ancillary accommodation
- Solar panels and battery
- Extensive, enclosed garden
- Ample off street parking
- Fully double glazed
- Development potential with superb outbuildings
- Close to a wide range of amenities

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 **OnTheMarket**



## SITUATION

16 South Guildry Street is located in a superb, elevated position on arguably one of Elgin's most desirable residential streets. 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 (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 Airport is located about 66 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

16 South Guildry Street is an exceptional town house located in one of the city's most desired residential areas. With easy access to the town centre and in the catchment of West End Primary School and the Academy, South Guildry Street is widely regarded as one of the most sought after addresses in the area. Likely dating from the late 1800's, the house occupies a fine south facing elevated position which commands far reaching views south to the Brown Muir and beyond. Constructed of stone under a slate roof, extensive (some 395m<sup>2</sup>) and very well appointed accommodation is provided over two and half storeys with 4 generously sized receptions rooms, 5 bedrooms and extensive ancillary accommodation that offers enormous flexibility and the opportunity to add to the bedrooms numbers if required.

The house has many of the period features one would hope to find in a property of this age and character including tall, corniced ceilings, attractive fireplaces, hardwood flooring, deep set bay windows and an attractive staircase with a carved handrail and cast iron balusters to name just a few. The sitting room, living room and master bedroom are particularly appealing rooms whilst the kitchen is very well equipped with a range of wall and floor units, a two oven gas Aga and various integrated appliances. The house appears to be in excellent condition and is tastefully decorated throughout. It is double glazed (with relatively new windows and doors) and is heated using gas central heating. A 4kW solar array with battery storage ensures far improved energy efficiency. The property is connected to all mains services (water, foul drainage and gas).

## ACCOMMODATION

Ground Floor:

Vestibule. Reception Hall. Sitting Room. Living Room. Dining Room. Kitchen. Utility Room. Sun Room. WC / Cloaks. 5th Bedroom (En Suite) / Study. Cellar.

First Floor:

Landing. Master Bedroom (En Suite). Guest Bedroom (En Suite). 2 Further Double Bedrooms (1 En Suite). Laundry Room / Bedroom. Linen Room.

Second Floor (Attic Accommodation).

Sewing room. Study. WC / Shower Room. Art / Music Room.

## GARDEN

Outside, there is a generously sized enclosed garden, much of which has been monoblocked to provide ample parking space for up to seven vehicles. In addition, there are smaller areas of lawn, various borders and a wonderful, sheltered patio which is a fantastic sun trap with access into the sunroom adjacent. There are several useful outbuildings which in addition to providing superb storage space, provide scope for development (subject to obtaining all necessary consents). These include two single garages, a bike shed, potting shed and loft storage.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Mains	Freehold	Gas CH	Band F	Yes	Yes	D

\*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/>

### POST CODE

IV30 1QN

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: memory.fresh.organ

### SOLICITORS

Cockburns (Forres)

### 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

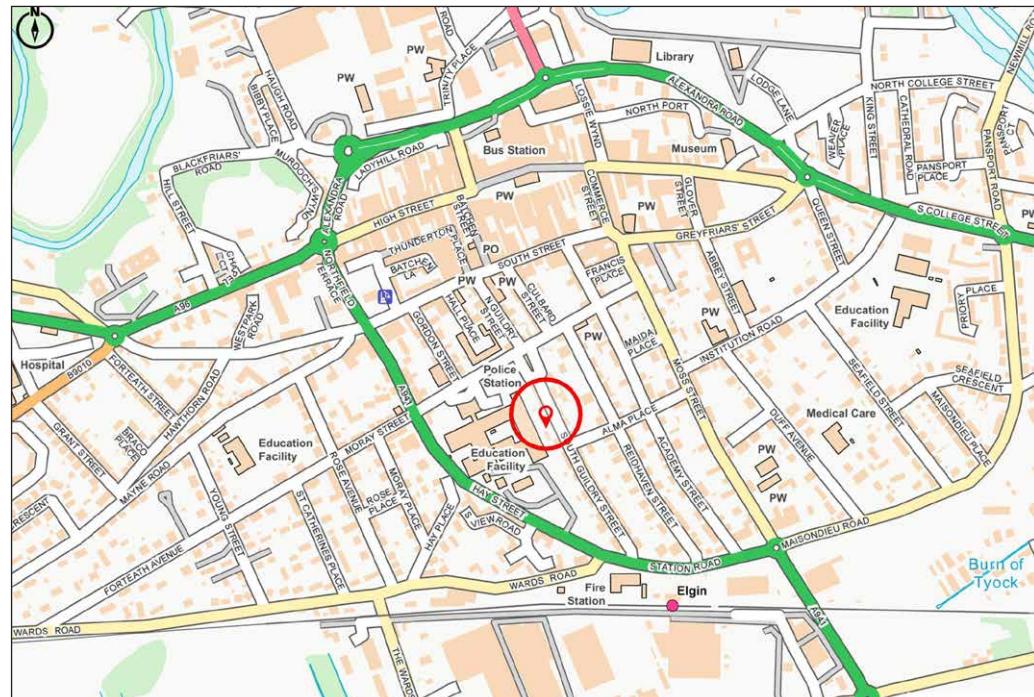
Failure to provide required identification may result in an offer not being considered.

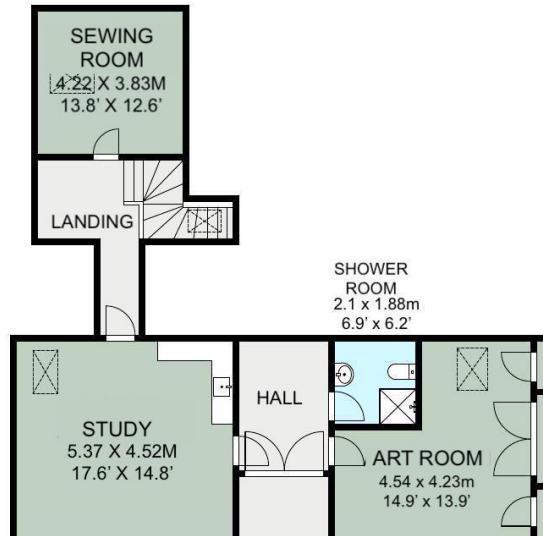




## IMPORTANT NOTES

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 January 2026





**16 South Guildry Street, Elgin, IV30 1QN**

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



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