

30 FORTEATH AVENUE
ELGIN, MORAY



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An impressive, detached house in arguably Elgin's finest location

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

0.51 acres (0.20 hectares)

Offers over £475,000

- 3 reception rooms. 3 bedrooms
- Magnificent position in Elgin's 'west end'
- Stunning southerly views
- Flexible room layout
- Extensive, well maintained garden
- Integral double garage and useful stores
- Development potential
- Close to a wide range of amenities

Galbraith

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SITUATION

No. 30 is located about half way up Forteath 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

30 Forteath Avenue sits in arguably one of the most desirable positions in Elgin. With a fine south facing view over The Wards and towards the Brown Muir, the house enjoys uninterrupted views and is within close proximity of a wide range of amenities including West End Primary School, the train station and town centre. Built in 1978 by Tullochs of Cummingston, the house has been well designed and built from rendered block and sandstone under a pitched tiled roof and provides extensive and well-appointed accommodation primarily over a single storey. On the ground floor, the house is entered through a vestibule / hall into the impressive reception area / sun lounge. This is a bright and airy room with French doors to a patio and the garden with doors leading to the bedroom wing and public rooms respectively. To the right is the sitting room with large south facing windows and a fireplace. There is a dining room with a hatch through to the well equipped kitchen. In addition there is a larder, utility room and WC. Turning left in the sun lounge leads to a family bathroom and 3 good sized bedrooms, one of which have built in storage. Accessed either from the garden or from a fixed staircase in the hall, are the basement / lower ground floor rooms which include a generously sized store / workshop, a home office, shower room and the double garage.

The house has a lovely bright and airy atmosphere with large double glazed windows flooding the interior with natural light. The rooms are each of a generous size and there is excellent provision of built in storage throughout including a part floored loft. Whilst to some buyers the interior décor and fixtures may appear dated by modern standards, they are still of a high quality and in excellent condition. The property is heated using gas central heating and is connected to mains services and foul drainage.





ACCOMMODATION

Lower Ground Floor / Basement:
Store. Office. Shower Room / WC. Double Garage

Ground Floor:
Hall. Reception / Sun Lounge. Living Room. Dining Room. Kitchen. Utility Room. Larder. WC. Bathroom and 3 Bedrooms.

GARDEN

Outside, the extensive garden is no less impressive than the house. Enclosed by a low block wall, the garden includes terraced areas of lawn, well stocked beds and borders, a patio, fish pond, various fruit trees, green house and a glass house.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Mains	Freehold	Gas CH	Band G	Available	Available	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 1TF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: plank.remedy.them.

SOLICITORS

Cockburns (Forres / Grantown on Spey)

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

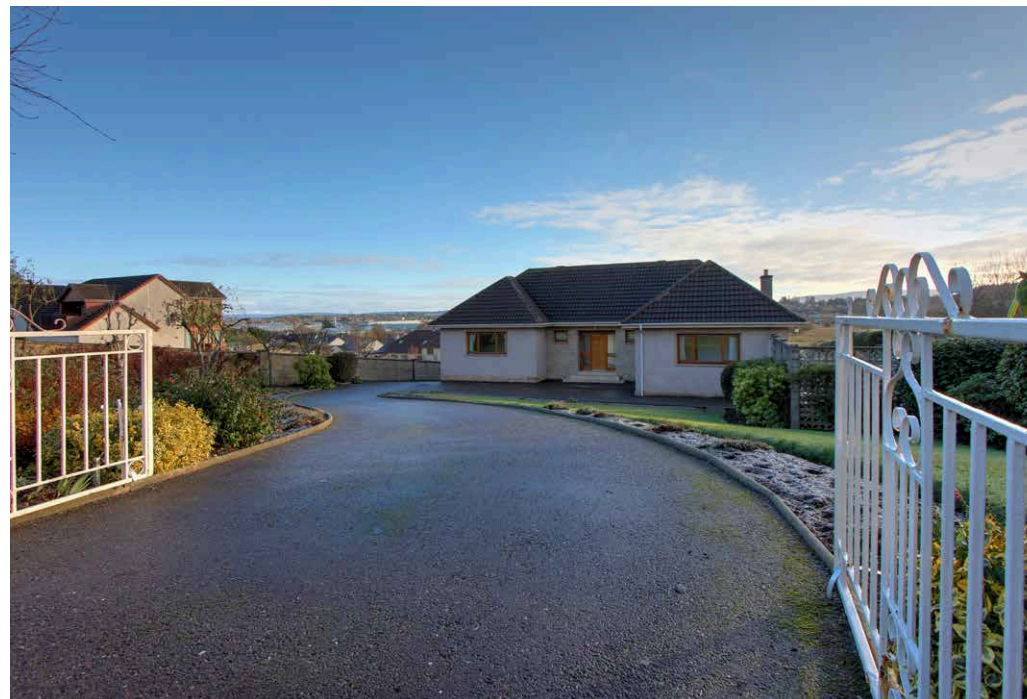
VIEWINGS

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.



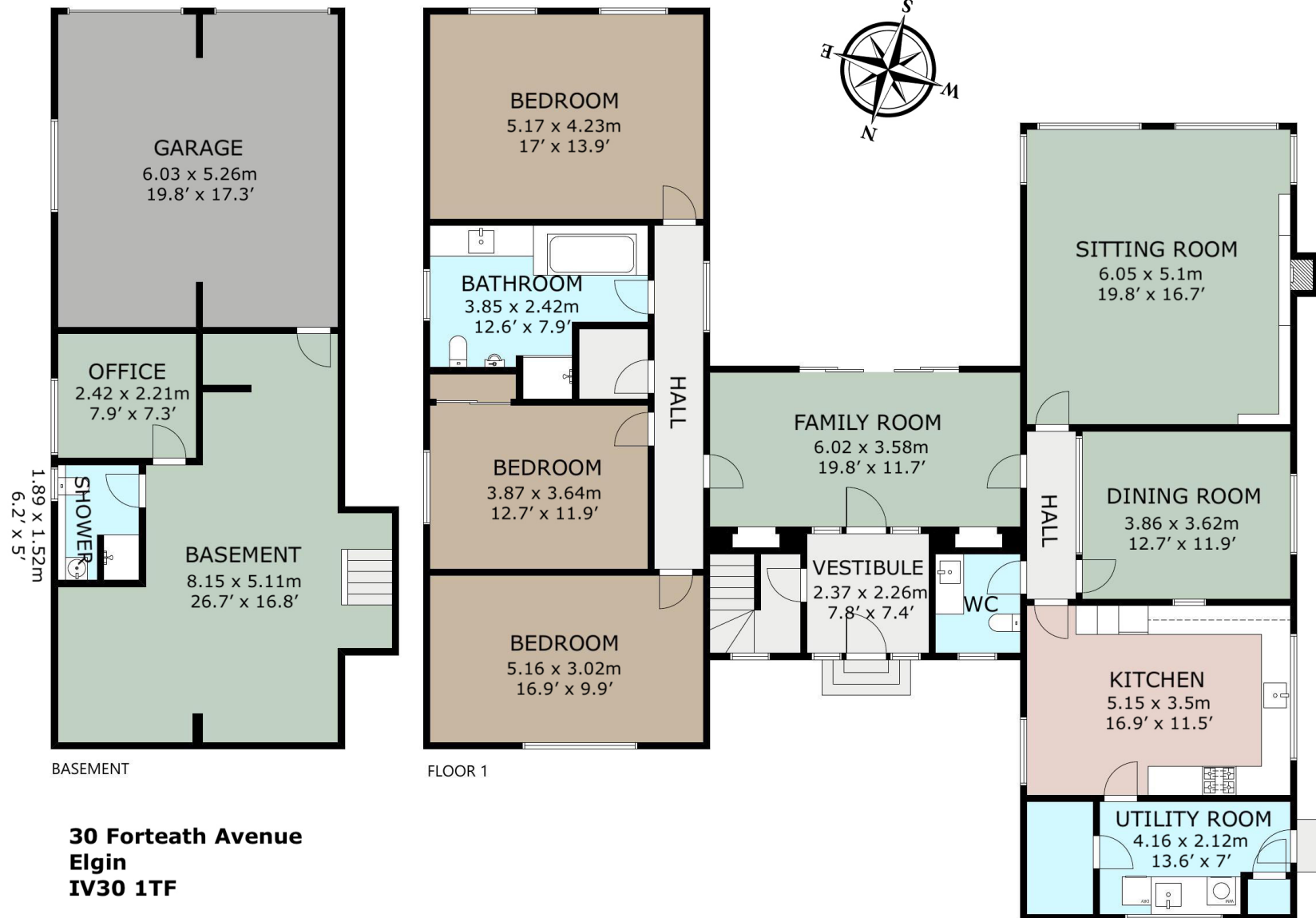
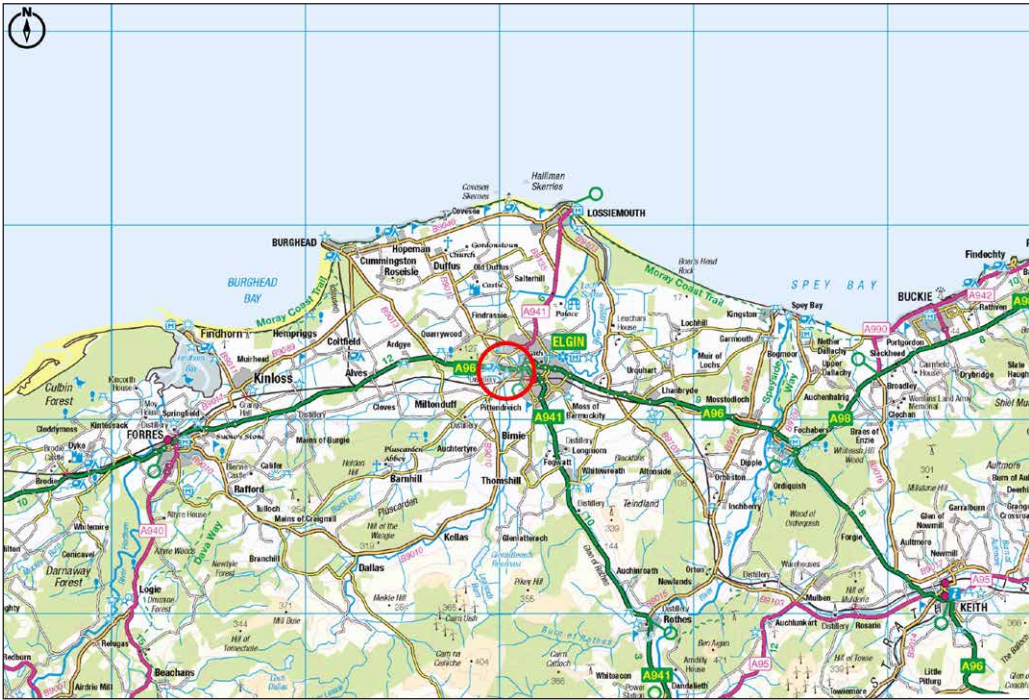
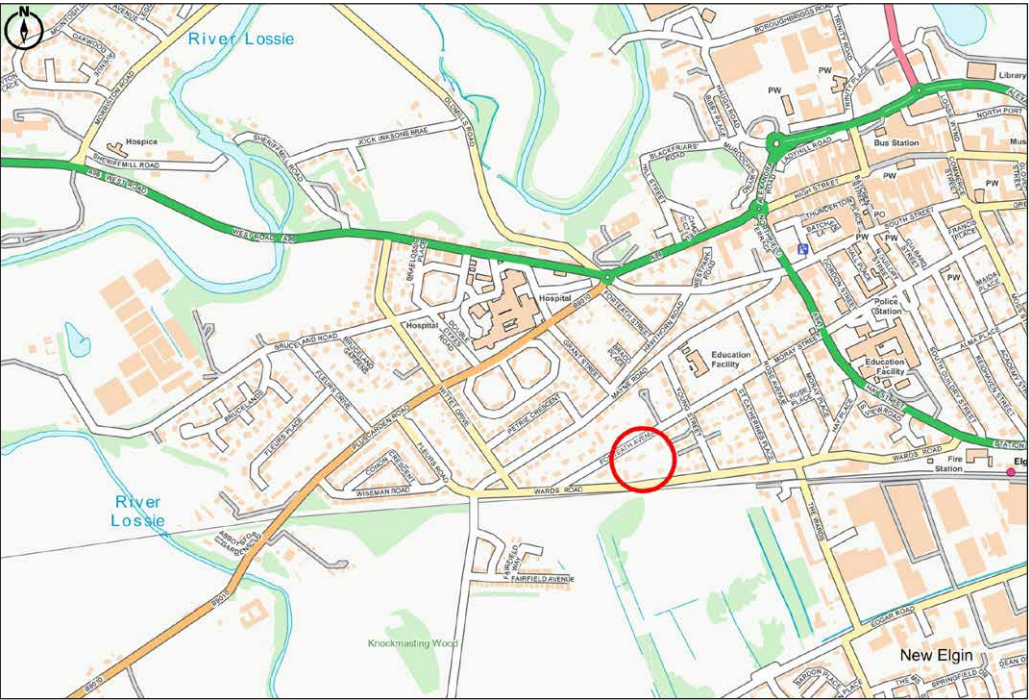
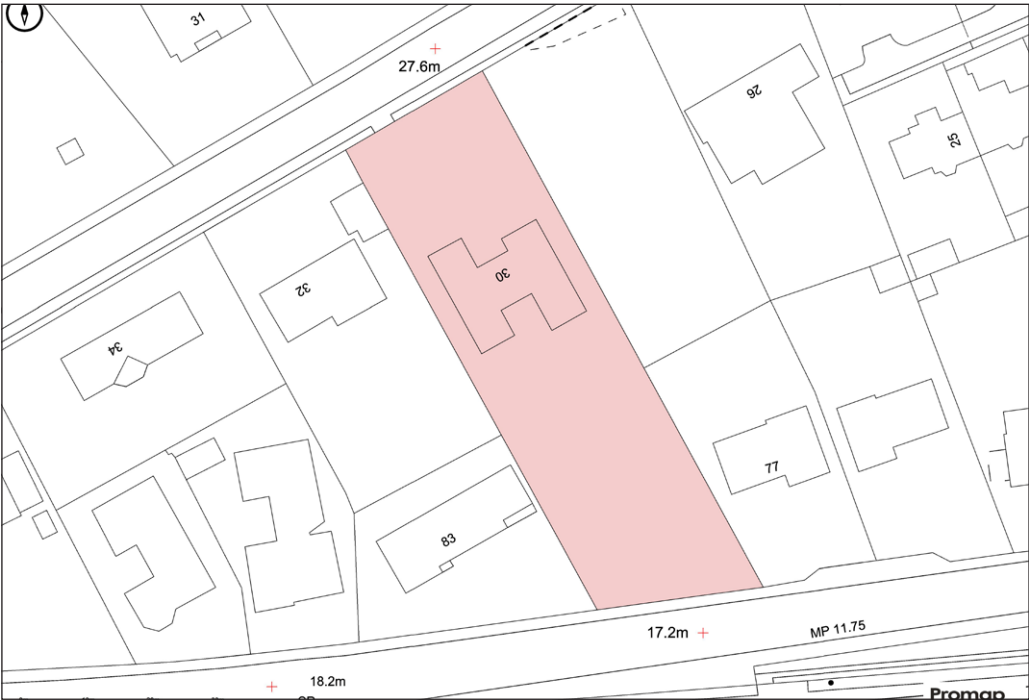


Illustration for identification purposes. Actual dimensions may differ. Not to scale.

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 November 2024





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