



NAVIEDALE

29 FORTEATH AVENUE, ELGIN, MORAY



NAVIEDALE, 29 FORTEATH AVENUE, ELGIN, MORAY

An exceptional town house in Elgin's West End.

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

Guide Price £650,000

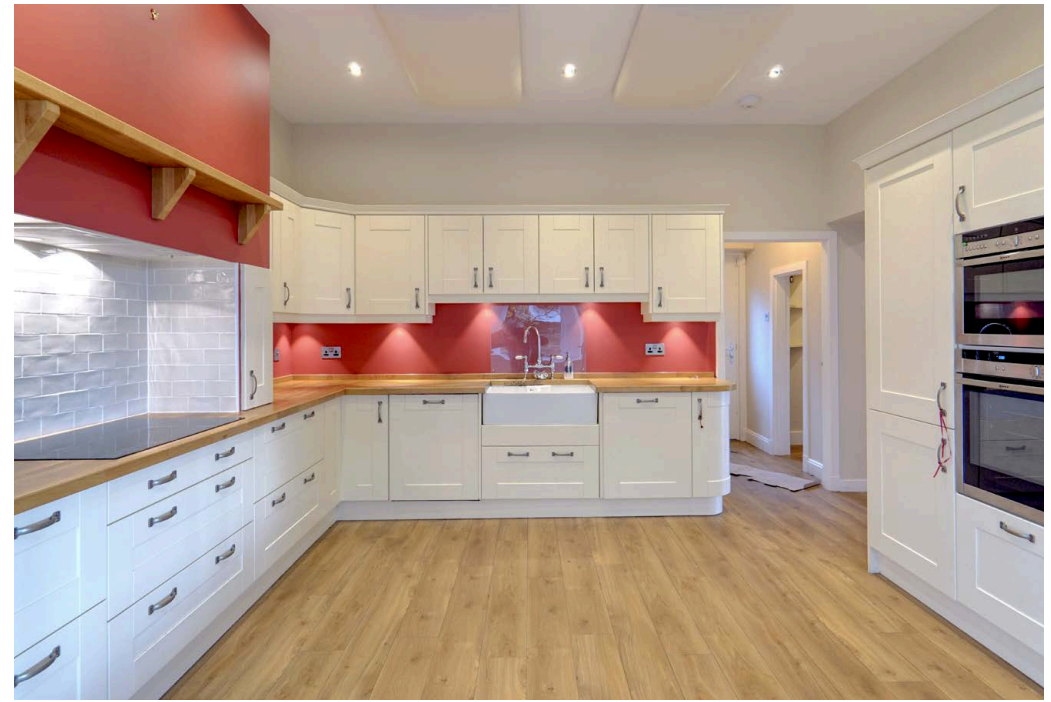
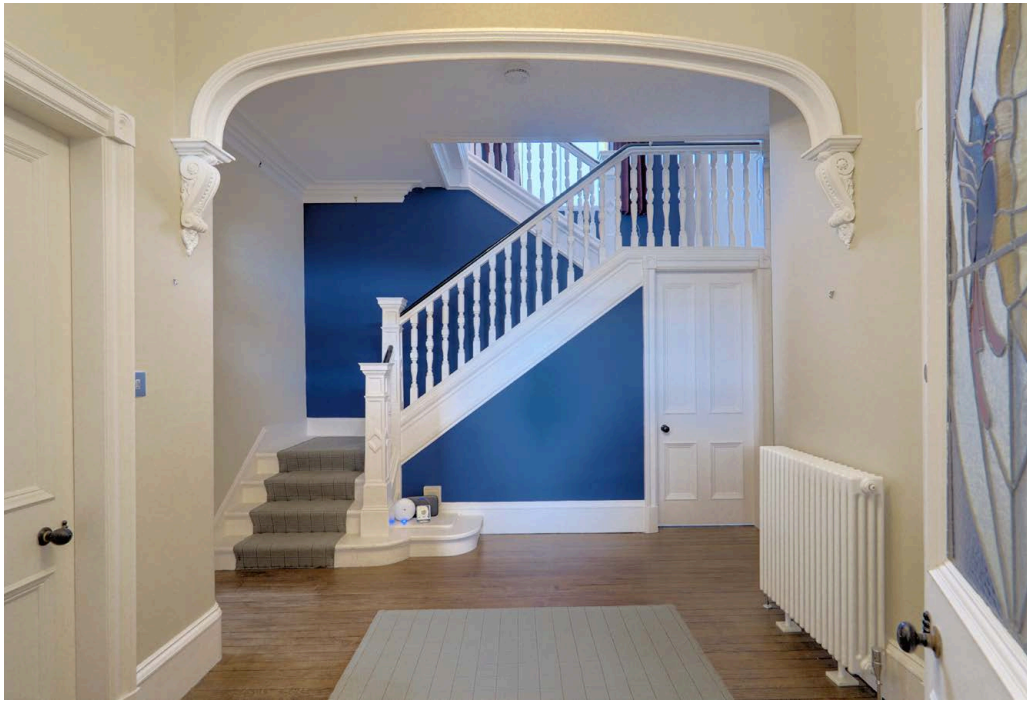
- 2/3 reception rooms. 5/6 bedrooms
- Impressive townhouse with spacious accommodation
- Many fine period features
- In good condition
- Generous enclosed garden
- Double garage and several useful outbuildings
- Separate 'garden / home' office
- Close to a wide range of amenities

Galbraith

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 OnTheMarket





SITUATION

Navedale is located about half way up 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

Enjoying fine southerly views over The Wards and out to the Brown Muir, Naviedale sits in a prominent position on Forteach Avenue and is within easy reach of the High Street, train station and all of the facilities Elgin has to offer. Dating from 1905, it is constructed of stone under a slate roof and provides spacious and very well appointed accommodation over two and a half storeys. On the ground floor, the vestibule and hall lead to the sitting room, an elegant public room with a high corniced ceiling and a fireplace with a wood burning stove. Opposite is the living room with the adjoining play room, another wonderful south facing public room. There is a well equipped dining kitchen with internal glazed doors to a bright and airy sun room. Completing the ground floor accommodation is a generous sized study which could also operate as an additional bedroom if required, a cloak room, utility room, boot room and rear hall. On the first floor, the landing accesses a family shower room and 4 principal bedrooms, the master bedroom having en suite facilities. On the second floor is a landing, 5th bedroom and a superb attic room / store.

Naviedale appears to be in excellent condition and is very tastefully decorated throughout. With tall corniced ceilings, exposed timber flooring and fireplaces (two with wood burning stoves), the house offers many of the features one would hope from a property of this period and character. With a wonderfully bright and airy feel, the kitchen / sun room, sitting room and living room are particularly appealing rooms whilst the room layout offers such flexibility that the house could be used in a variety of ways. It is double glazed and is connected to all mains services including gas central heating with a hive heating system. It is also connected to superfast fibre optic broadband.

ACCOMMODATION

Ground Floor:

Vestibule. Hall. Sitting Room. Living Room with Play Room. Dining Kitchen with Sun Room. Study / 6th Bedroom. WC / Cloak Room. Rear Hall. Utility Room. Boot Room.

First Floor:

Landing. Shower Room. 4 Bedrooms (Master 'En Suite')

Second Floor:

Landing. 5th Bedroom. Attic Room.

GARDEN

Outside, there is a generously sized garden which is enclosed by a stone wall. It is private and sheltered and includes areas of lawn, mature beds and borders, a timber garden shed, a fully connected home office and a superb, recently built garage and lean-to store (with automatic doors and power supply). There are three very useful stores adjoining the house.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

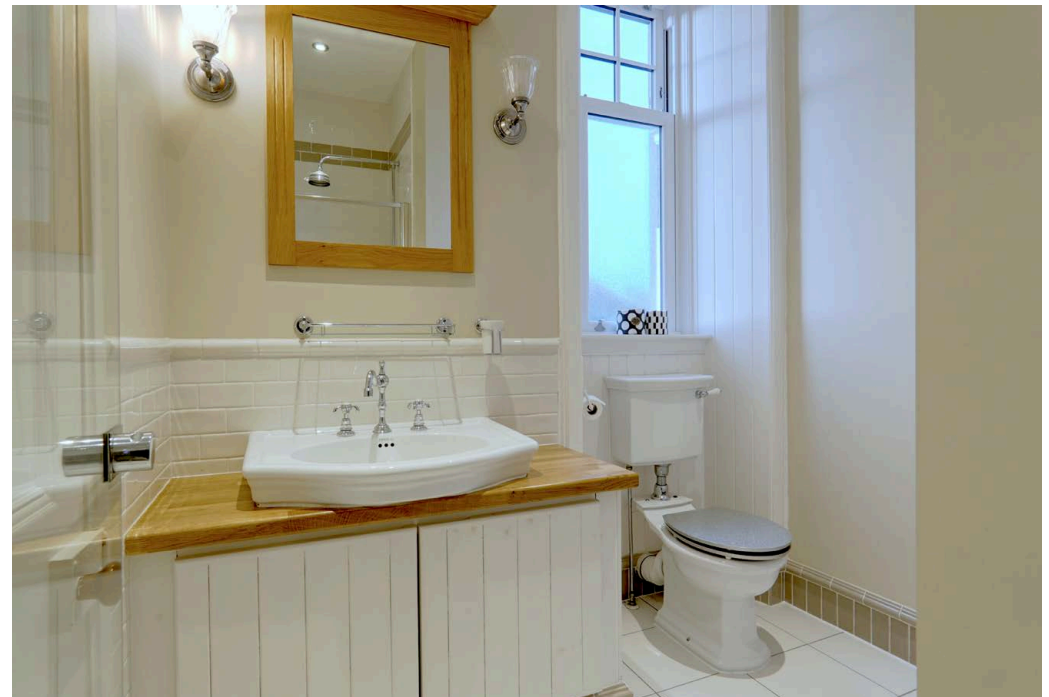
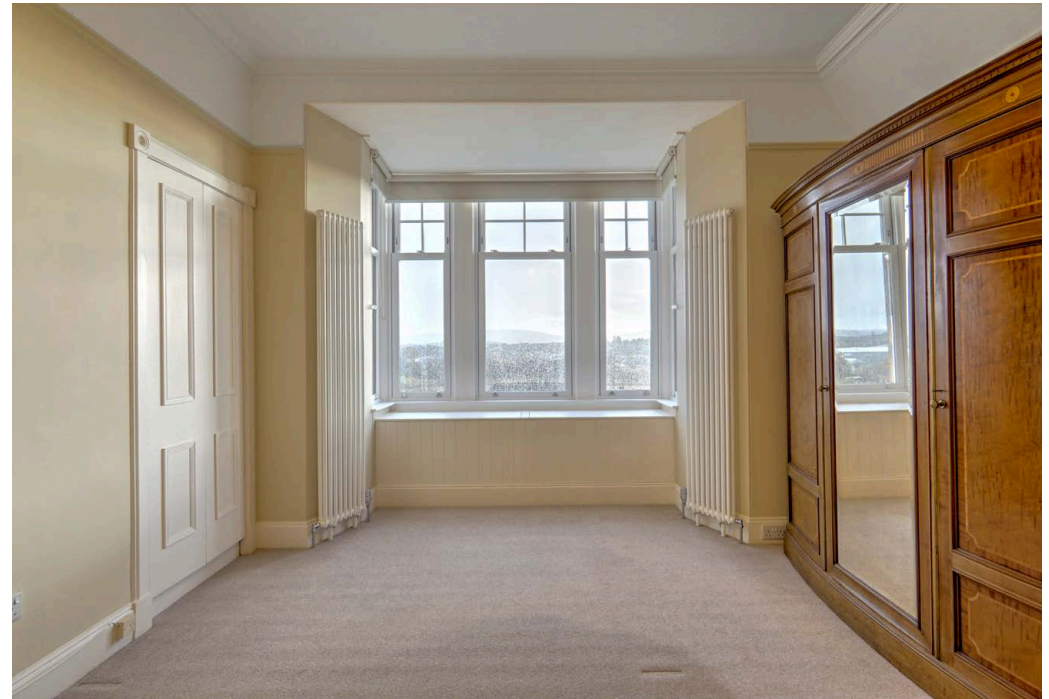
Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Naviedale	Mains	Mains	Mains	Freehold	Gas Central heating	Band G	D62

POST CODE

IV30 1TF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: grab.allows.digs





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.

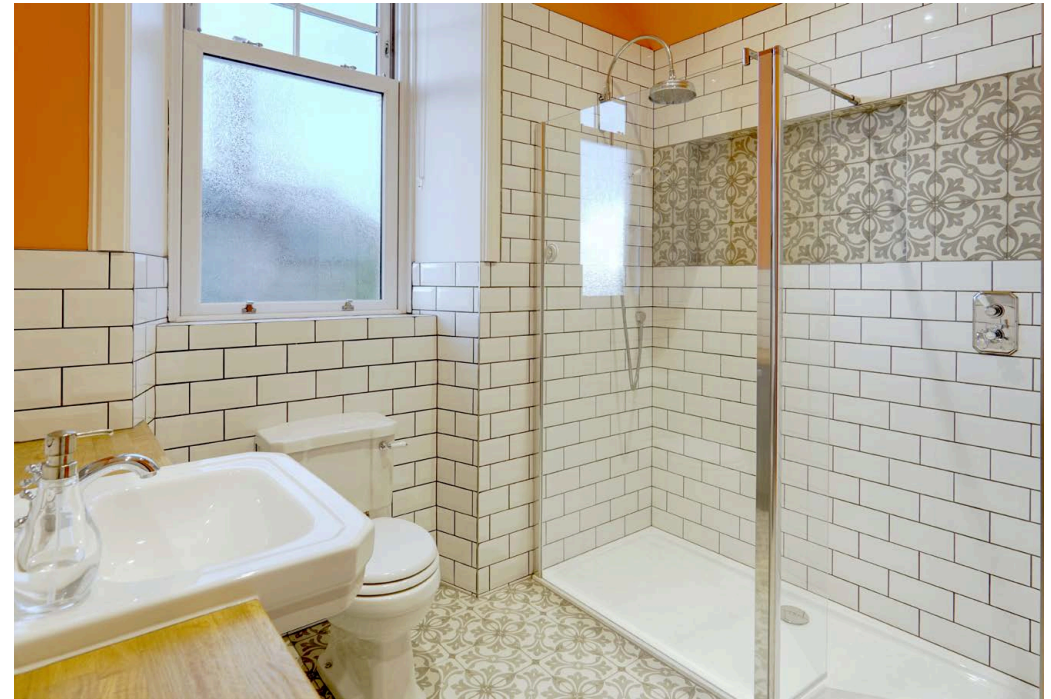
ANTI MONEY LAUNDERING (AML) REGULATIONS

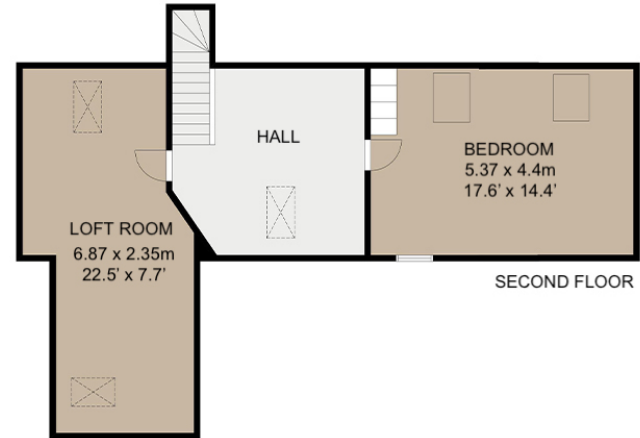
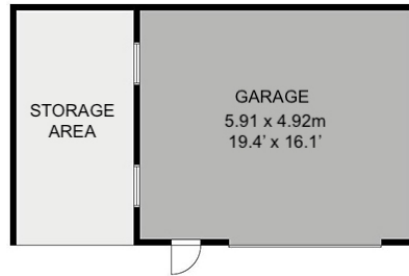
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

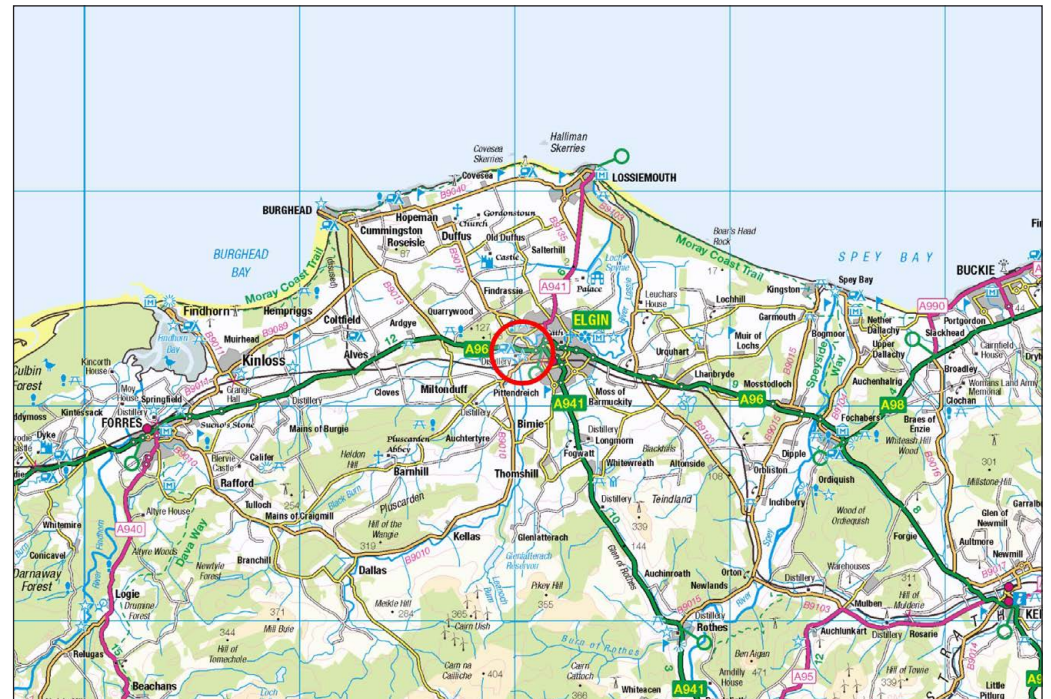
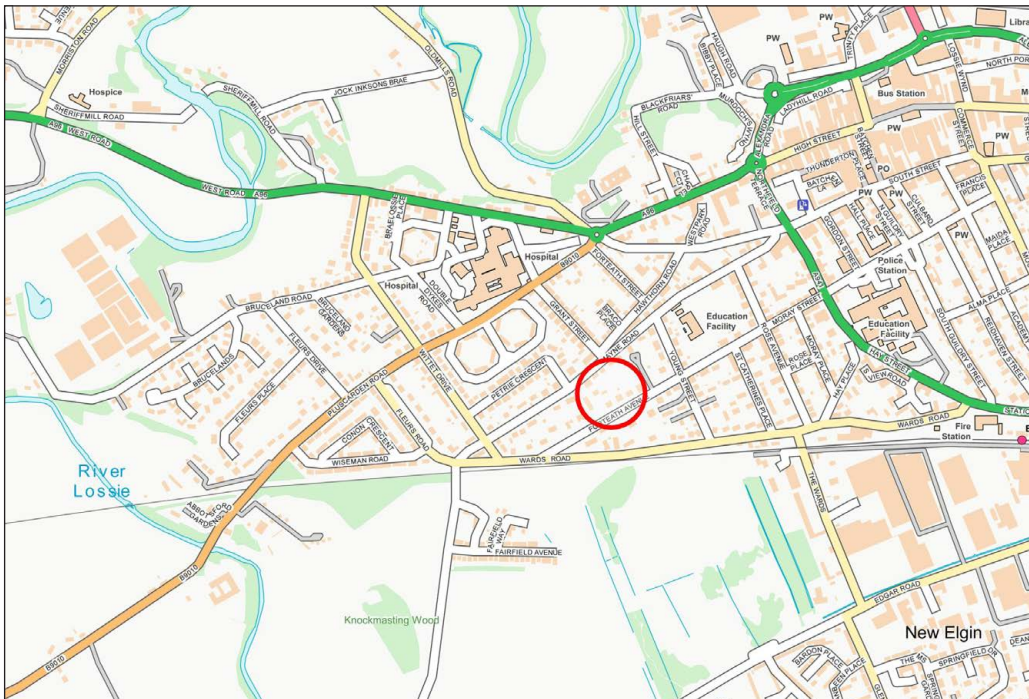
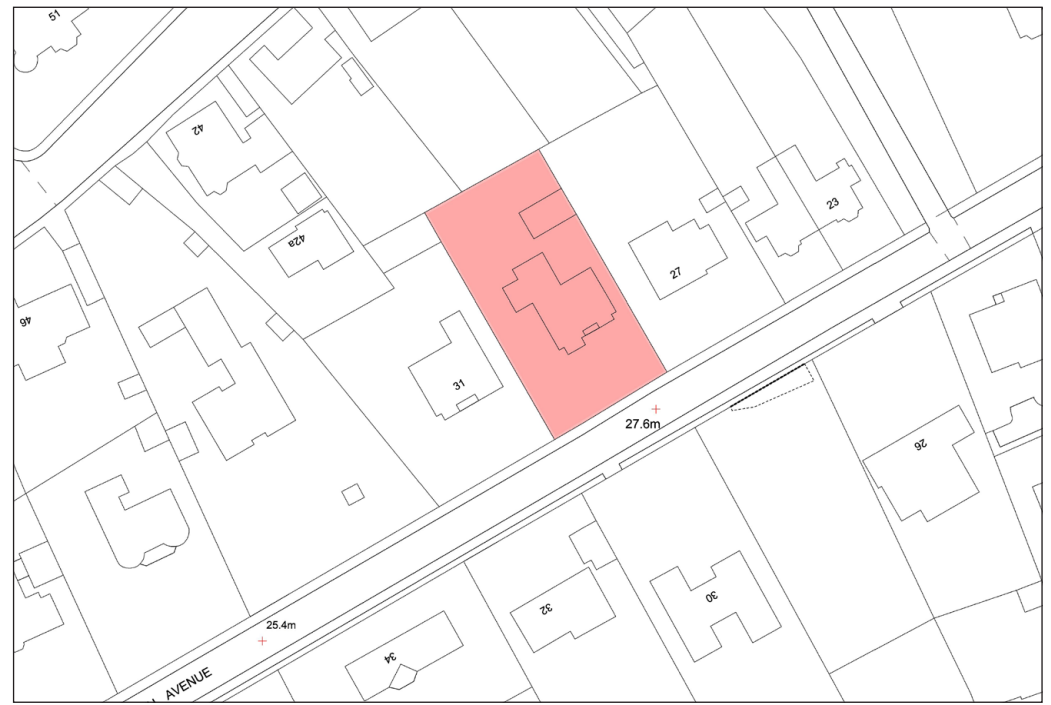
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 November 2023





Navedale, 29 Forteach Avenue, Elgin
Morayshire, IV30 1TF

Illustration for identification purposes, dimensions may vary. Not to scale





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