



Confidential Sale

c/o High Street, Elgin

Offers in Region of £400,000

ccl
PROPERTY



Confidential Sale

Elgin, IV30 1BU

CCL are delighted to offer for sale this unique opportunity to acquire a beautiful traditional 2 storey building located in the heart of Elgin city centre. With accommodation over 2 floors, the property offers an excellent variety of options. Planning is currently in to convert to a superb 5 Bedroom family home. The property would comprise of a vestibule, hallway, lounge, dining room, kitchen/family room, spacious main double bedroom with en-suite, on the ground floor. Double bedroom 2 with en-site bathroom, 3 further Double bedroom and family bathroom. The good sized plot would also accommodate a garage and garden to the rear. Viewing is highly recommended to truly appreciate the accommodation on offer.

The property is located in a popular street in the heart of the town. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 21,000. The town offers a vast array of amenities and facilities including a number of primary schools, two secondary schools, hospital, health and social services. A range of high street shops, small retailers, sport and leisure facilities are on offer in the vicinity. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students. The town is extremely well serviced and is situated on the A96, with good transport links to Inverness and Aberdeen and their respective airports.



Lounge Visual.



.age Visual.



Dining Room Visual.



Dining Visual.



Dining Visual.



Dining Visual.



Dining Room Visual.



Kitchen & Living Visual.



Kitchen & Living Visual.



Kitchen & Living Visual.

The Property

Traditional 2 storey building currently used as commercial, with planning in for conversion to a beautiful, substantial 5 bedroom family home spanning two floors. The ground floor would accommodate a spacious hallway with stairs to the upper floor and a cloaks cupboard, a bright modern contemporary lounge to the front and on to the dining room, at one side, the other side would be a double bedroom with en-suite bathroom, a further inner hallway leads through to the open plan kitchen and family room, which in turn leads on to the utility room and WC. The second floor would house double bedroom with en-suite bathroom, 3 further bedrooms and a family bathroom.



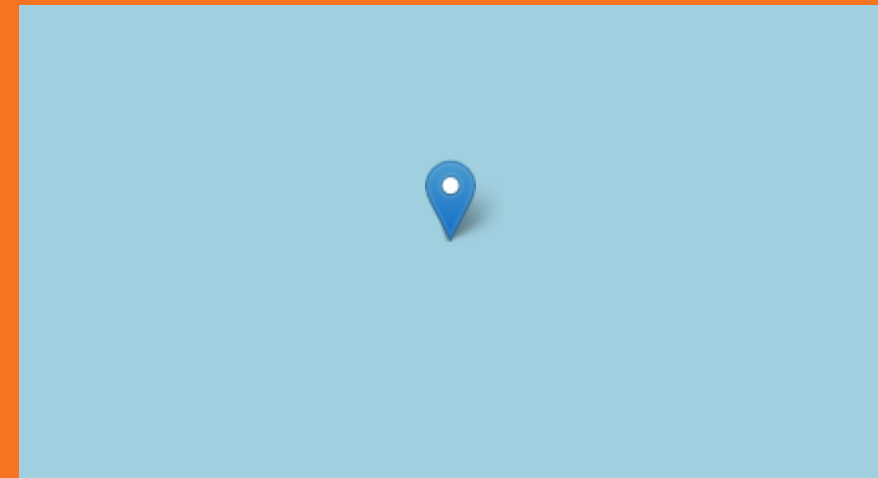
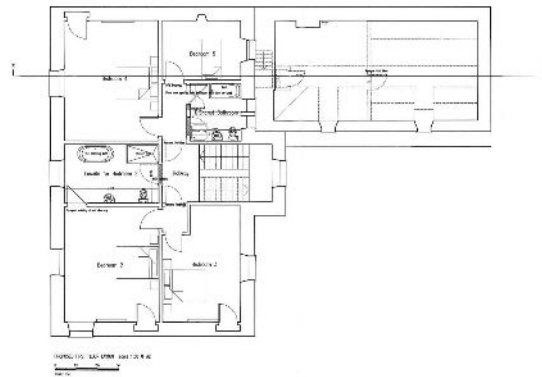
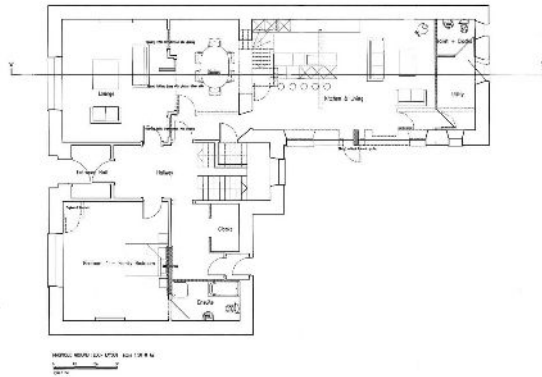
Section Visual.

External

Within the plot at the rear there is ample space to erect a garage and create a beautiful walled garden.



Section Visual.



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