

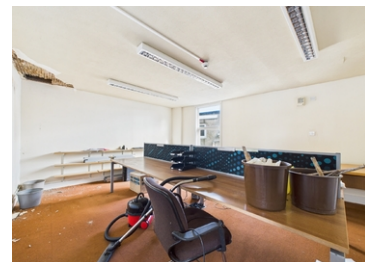


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- Planning for 2 Bed Apt & 3 Studio Apt
- Grade B Listed
- Excellent Office Space
- Great Location

Little Cross House, situated at the end of Elgin's High Street, occupies a prime location in this historic Scottish town. The property stands adjacent to the iconic Little Cross monument, which marks the boundary between secular Elgin and the religious Chanonry. Elgin, with a population of over 24,000, is the largest community in Moray Speyside, offering a wide range of amenities including shops, cafes, restaurants, a cinema, and a leisure centre. The town is well-connected, with a train station just a ten-minute walk from the centre and a bus station serving as the region's main transfer hub. Elgin's rich history is evident throughout, with attractions like Johnstons of Elgin and the Castle to Cathedral to Cashmere trail nearby. The town's strategic location, approximately 125 miles from Perth and 170 miles from Edinburgh, makes it an ideal base for exploring the Scottish Highlands and beyond.



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H & R Insurance Services, Little Cross House, South College Street, Elgin, Morayshire, IV30 1DY

Little Cross House, a Grade B Listed building, offers a unique opportunity in Elgin's High Street. Currently configured as commercial office space, this property has recently secured planning consent for conversion into residential units. The ground floor, with its large open-plan office overlooking the bustling high street, is set to become a substantial one-bedroom flat. The first floor, presently housing three spacious offices, has obtained planning permission for three HMO-licensed studio apartments. Access to the upper floors is via a charming stone staircase, leading to a communal entrance. The attic floor, currently used for storage, provides additional space potential. This light and spacious property retains many original features and boasts wonderful views across Elgin. With its prime location and versatile layout, Little Cross House presents an excellent investment opportunity, blending historical charm with modern living arrangements in the heart of this historic Scottish town.

Little Cross House boasts a versatile basement floor spanning the entire length of the building, currently utilized for storage but adaptable to various purposes. Adjacent to the first-floor staircase, a bathroom offers potential conversion into a laundry facility. The property features two convenient entrances: one facing the High Street and another on North College Street. A spacious paved area graces the front of the building, enhancing its street presence. While the property lacks private external spaces, it benefits from abundant on-street parking and nearby car parks, ensuring easy access for residents and visitors alike.

Tenure
Scottish Equivalent of Freehold

Viewing
By Appointment with selling agent.

CCL Property
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and things tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.