



St Brendan's, South Guildry Street, Elgin, Morayshire

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South Guildry Street Elgin Morayshire

Beautiful Traditional Property
Modern well equipped Office Space
Central Location
Self-contained 3 Bedroom Apartment
Fitted to a high standard
Operating as Air B&B
Within walking distance of all amenities

St Brendan's House is a rare mixed-use townhouse in central Elgin, combining a well-presented ground-floor office suite with an attractive three-bedroom apartment above. The commercial space offers bright offices, reception, staff kitchen, shower room and storage, ideal for professional, creative or consultancy use. The upper apartment, successfully run as an Airbnb-style holiday let, features stylish semi open-plan living and dining, fitted kitchen, three generous bedrooms and a contemporary bathroom, suiting either owners' use or continued short-term letting. With its period façade, town-centre setting and excellent local amenities, this is an appealing lifestyle or investment opportunity.





St Brendan's House, 69 South Guildry Street, offers a rare mixed-use townhouse in central Elgin, with a well-presented commercial office suite on the ground floor and an attractive three-bedroom apartment above, ideal as owner's accommodation or a successful Airbnb. The property's blend of period character, modern comfort and highly accessible location makes it an excellent lifestyle purchase or investment opportunity in one of Moray's most vibrant towns.

Situated just off Elgin's historic core, South Guildry Street is a charming, traditional street within easy walking distance of the High Street, supermarkets, independent shops, cafés, restaurants and leisure facilities. Elgin itself serves as the administrative and commercial centre of Moray, offering a thriving town atmosphere, nearby coastal scenery and close links to the renowned Speyside whisky country, making it popular with residents, tourists and business visitors alike.



Families benefit from a good choice of primary and secondary schooling in and around the town, together with further education at Moray College UHI. Elgin railway station provides regular services to Inverness and Aberdeen, the A96 gives straightforward road access to both cities, and Inverness and Aberdeen airports lie within comfortable driving distance, providing a selection of domestic and international flights.

The ground floor has been configured as a self-contained office suite, currently providing several generously proportioned offices, reception space, staff kitchen, shower room with WC and useful store, all enjoying excellent natural light and period charm. This versatile layout is well suited to professional practices, creative industries or consultancy use, and could lend itself to shared offices or treatment rooms, subject to any necessary consents.



Above, the first-floor apartment has traded successfully as an Airbnb-style holiday let, drawing visitors who are attracted to Elgin's whisky trail connections, historic cathedral, and easy access to the Moray Coast and Highlands. New owners could continue the established short-let business, develop boutique guest accommodation, or occupy the flat as a private home while generating income from the ground-floor commercial space.

A private entrance opens to a welcoming stair to the upper floor, where a bright landing leads to a stylish dining room and spacious living room, arranged in a semi open-plan fashion to create an excellent social and entertaining area. The living spaces retain traditional detail such as fireplaces, timber floors and window shutters, enhanced by tasteful modern décor and an appealing split-level staircase with a cosy reading nook.

The apartment offers three well-proportioned bedrooms, including a charming front-facing double with feature fireplace and another generous room currently arranged as a twin, together with a flexible single that could serve as a study or additional guest room. A fitted kitchen and contemporary bathroom complete the accommodation, ensuring comfortable day-to-day living for owners or guests.



To the front, St Brendan's presents an attractive period façade in keeping with neighbouring traditional properties, reinforcing its professional presence for commercial occupiers and kerb appeal for holiday guests. The property is well placed for on-street and nearby public parking, and residents or visitors can quickly reach riverside walks, Elgin Cathedral and a range of recreational facilities, highlighting the advantages of this convenient town-centre setting.







Tenure
Scottish equivalent of Freehold

Services

The property has mains gas, water, drainage, and electricity

Landing
2.89 x 3.09 m



Approximate total area⁽¹⁾
237 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



All appointments to view this or any of our other properties must be made through the vendors sole agents.

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