



CCL



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- 3 Bedroom Maisonette
- Private Parking
- 2 Reception Rooms
- Secure Courtyard
- Spacious
- Central Location

Situated in a prime position at the western end of Elgin High Street, this spacious three-bedroom maisonette offers flexible living above a commercial premises in the heart of the city centre. The property is accessed via a private staircase from the close, with additional secure entry from a locked gate off the High Street leading through a private alley and rear close, providing private vehicle access via the adjacent public car park. Inside, the accommodation comprises a welcoming entrance hall, a versatile reception room, a laundry, a spacious lounge, and a modern kitchen diner. Upstairs, there are three generous double bedrooms—two with views over the High Street and one with a rear aspect—plus a contemporary bathroom and substantial storage. The location is ideal, with all local amenities, schools, and transport links close by, and easy access to Inverness and Aberdeen. Early viewing is highly recommended.



T: 01343 610520



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This property enjoys a superb position at 229 High Street, right in the heart of Elgin's vibrant city centre. Situated in a prominent trading location, the maisonette is just a short stroll from Elgin's main shopping thoroughfare and a wide range of local amenities including doctors, dentists, sporting facilities, the post office, and schools—many of which are within easy walking distance.

Elgin itself is a lively and charming town with a population of around 24,000. The bustling centre boasts a diverse selection of shops, catering to all needs and tastes. For families and students, Moray College UHI is nearby, offering a variety of courses to approximately 10,000 pupils.

Excellent transport links make commuting and travel straightforward, with both the bus and train stations providing regular connections to Inverness (38 miles) and Aberdeen (64 miles). Both cities are within easy driving distance and offer airports with daily scheduled flights, making this an ideal location for both local living and wider travel.

This generously proportioned three-bedroom maisonette is conveniently situated above a commercial premises in the heart of town, offering easy access to local amenities and transport links. Entry to the accommodation is via a private staircase from the close, leading to a welcoming entrance hall on the first floor.

At the front of the property, you'll find a versatile reception room, currently used as a games room but equally suited as a dining area. Adjacent is a converted laundry room, adding practicality to daily living. The first floor also features a spacious lounge and a well-equipped kitchen diner, ideal for entertaining or family meals.

Upstairs, there are three generously sized double bedrooms; two enjoy views over the bustling high street, while the main bedroom benefits from a quieter rear aspect. A modern family bathroom and a substantial store room complete the upper floor, providing ample storage. This maisonette combines flexible living space with a central location, making it an excellent choice for families or professionals seeking room to grow. Early viewing is highly recommended.

External

This property benefits from both front and rear access. Entry to the front is available through a secure, locked gate directly from the High Street, leading into a private alley. A second gate provides access to the close at the rear of the building, where there is private parking space.

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

The property is held on the Scottish equivalent of a freehold.



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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.