

CLUNY ESTATE AGENTS

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7 Mayne Road, Elgin IV30 1NY



This detached, Grade B Listed, three storey period property is located in Elgin's sought after West End and represents an ideal development opportunity for conversion to a substantial family home.

**DETACHED PERIOD PROPERTY
GRADE B LISTED
DEVELOPMENT OPPORTUNITY
CURRENTLY COMMERCIAL
PREMISES—APPLICATION
SUBMITTED FOR CONVERSION
TO A RESIDENTIAL DWELLING
PROPOSED PLANS AVAILABLE
GARDEN AND OFF-STREET PARKING
EPC RATING E
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£260,000**

E1213

Built in 1827, this detached three storey house is Grade B Listed and enjoys a desirable location in the sought-after West End of Elgin, representing an ideal opportunity to acquire a substantial property as a development opportunity for conversion to a family home. Currently designated as commercial premises, an application has been submitted to the Moray Council for change of use to a residential dwelling.

Proposed plans for the interior conversion have been drawn up by CM Design and can be viewed at our Elgin office. Following the internal alterations, the accommodation would comprise to the ground floor: Entrance vestibule, hallway, lounge with fireplace, family room/dining room with archway through to kitchen and access to an outside decked area, pantry, WC, and a bedroom with en suite shower room. To the first floor would be two bedrooms with en suite facilities and a large study. The lower ground floor would consist of two bedrooms, a utility/laundry, accessible bathroom, a reception room and a further bedroom with en suite.

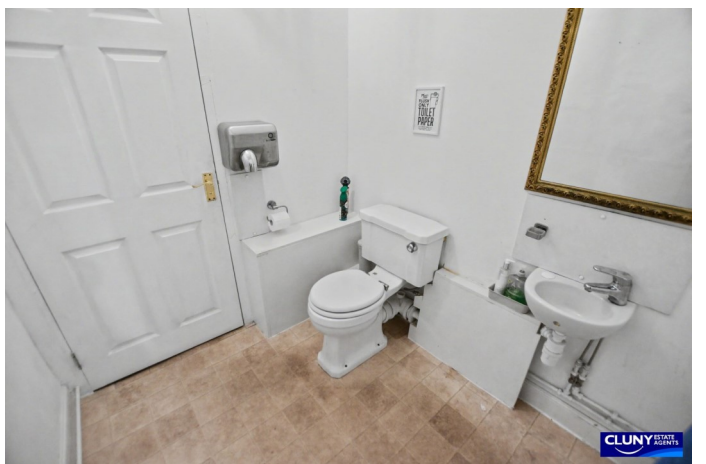
The front garden is bounded by a stone wall and hedge and contains mature trees and shrubs, with stone steps leading to the front door, lending a feeling of grandeur. At the rear there is a further garden area which could be extended to the boundary wall, and off-street parking for several cars, with vehicular access from South Street shared with the neighbouring property.

The perfect combination of well-proportioned accommodation and an enviable location just a stone's throw from Elgin town centre, amenities and transport links, we highly recommend a viewing to fully appreciate the development potential this property has to offer.









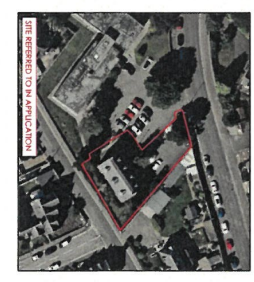
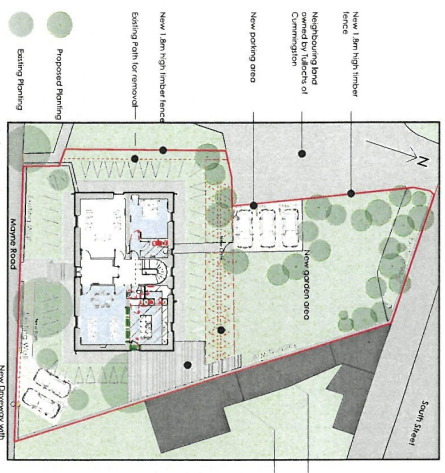
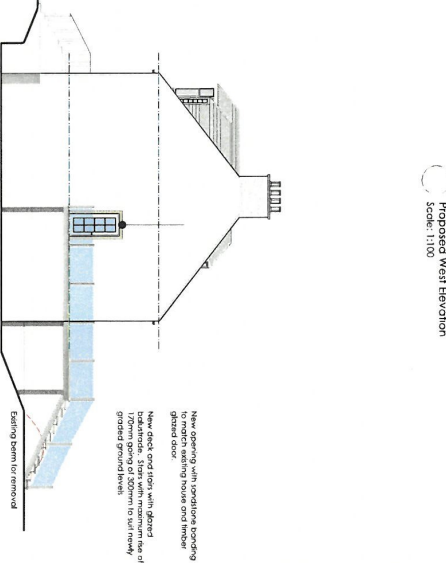
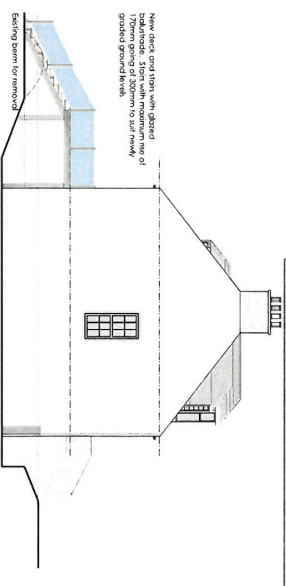
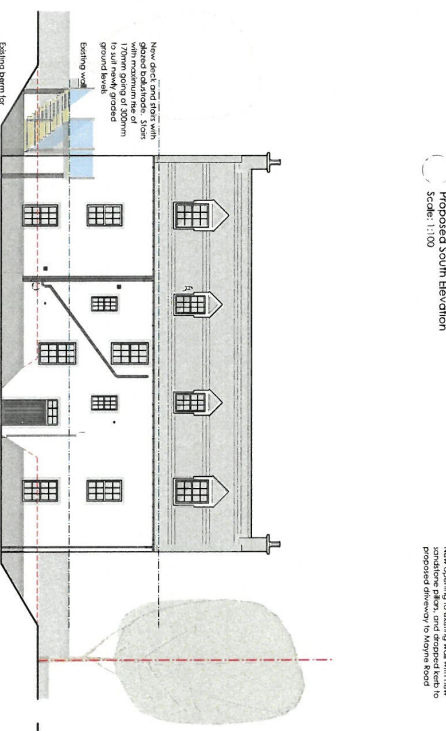
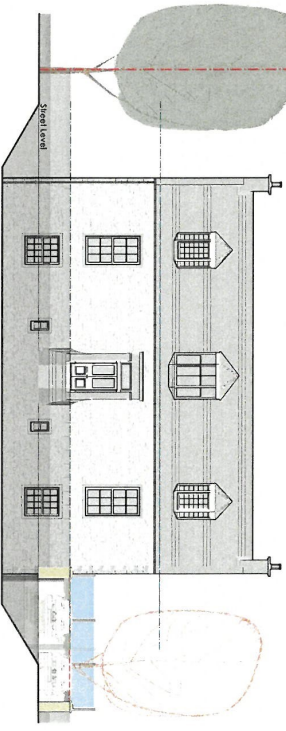
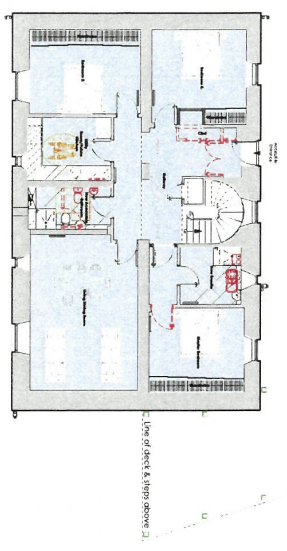
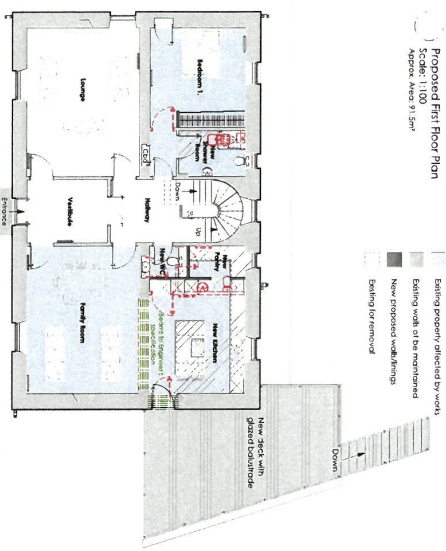
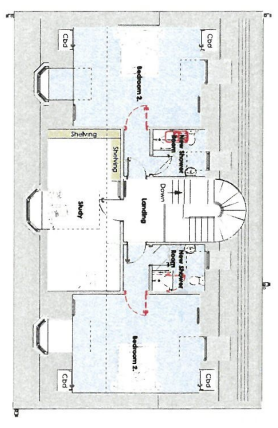


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cmdesign
architectural consultants

Mr. Peel
ATTORNEYS & CHARGES OFFICER AT 7 MAINE ROAD
RUSH, WIMBORNE, NEW HAMPSHIRE

FLOOR PLANS & ELEVATIONS

Drawn By: [Name] Checked By: [Name] Date: [Date]

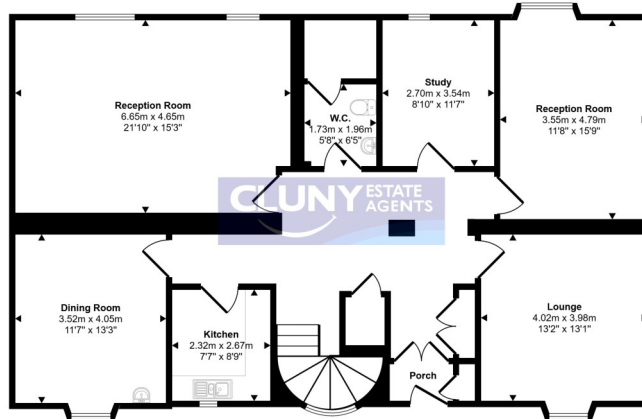
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If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

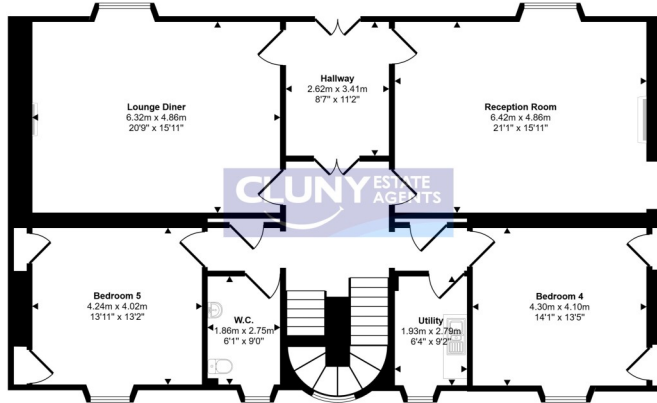
EXISTING LAYOUT: Ground Floor

- Hallway 2.62m x 3.41m
 - Reception Room 6.42m x 4.86m
 - Lounge/Diner 6.32m x 4.86m
 - Bedroom 4 4.30m x 4.10m
 - Bedroom 5 4.24m x 4.02m
 - WC 1.86m x 2.75m
 - Utility 1.93m x 2.79m
- Lower Ground Floor
- Reception Room 6.65m x 4.65m
 - Dining Room 3.52m x 4.05m

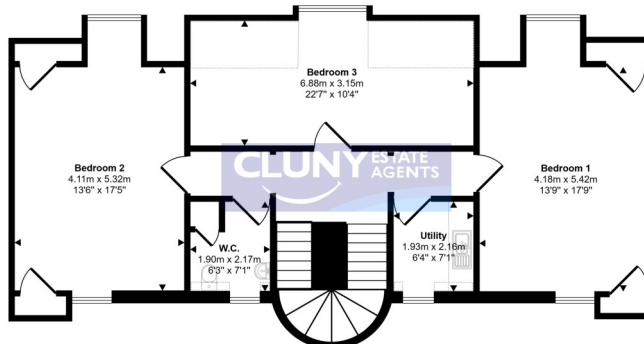
- Kitchen 2.32m x 2.67m
 - Lounge 4.02m x 3.98m
 - Reception Room 3.55m x 4.79m
 - Study 2.70m x 3.54m
 - WC 1.73m x 1.96m
- First Floor
- Bedroom 1 4.18m x 5.42m
 - Utility 1.93m x 2.16m
 - Bedroom 2 4.11m x 5.32m
 - WC 4.11m x 5.32m
 - Bedroom 3 6.88m x 3.15m



Lower Ground Floor
Approx 140 sq m / 1508 sq ft



Ground Floor
Approx 155 sq m / 1667 sq ft



First Floor
Approx 102 sq m / 1096 sq ft

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.