



**Harper
Macleod LLP**
Estate Agents & Solicitors



Oakbank, Duffus Road, Elgin, IV30 4NP
Offers in the region of £540,000

Oakbank is a truly unique property set within its own private grounds yet only a short distance to Elgin's town centre and schools. The house was re-designed in 1906 in the Art Nouveau style including Glasgow School stained glass windows. The historic property still retains many of these beautiful original features and is in excellent order throughout. Oakbank comprises a grand entrance porch and hallway, drawing room, morning room, dining room, dining kitchen, two bathrooms, shower room, two guest WC's, boiler room and study. It would make an ideal family home or is also ideally suited for a boutique Bed & Breakfast. The property is within walking distance of Bishopmill Primary School and Elgin Academy and is only a five mile drive to nearby Gordonstoun School. Oakbank further benefits from original fireplaces in all reception rooms and a number of bedrooms, gas central heating, oil fired Aga, driveway providing off street parking and well-maintained, secluded garden grounds totalling approximately three quarters of an acre.

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ENTRANCE PORCH

9'4" x 4'2" (2.85m x 1.28m)

Double wooden doors; ceiling light fitting; tiled flooring; wooden and stained glass door with stained glass side panels leads into the entrance hallway.

ENTRANCE HALLWAY

21'2" at widest x 18'8" at longest (6.47m at widest x 5.71m at longest)



Ceiling light fitting; inset ceiling spotlight; two original Art Deco style wall lights; stained glass windows to front with window seat below; original wood flooring; fireplace with multi-fuel stove; leads to drawing room, morning room, dining room, dining kitchen and the staircase to the first floor.

DRAWING ROOM

22'2" at longest x 20'7" at widest (6.78m at longest x 6.29m at widest)



Windows to front and sides with stained glass; original wood flooring; ceiling light fitting; inset ceiling light fitting; decorative ceiling and original ornate corning; fireplace with open fire.

MORNING ROOM

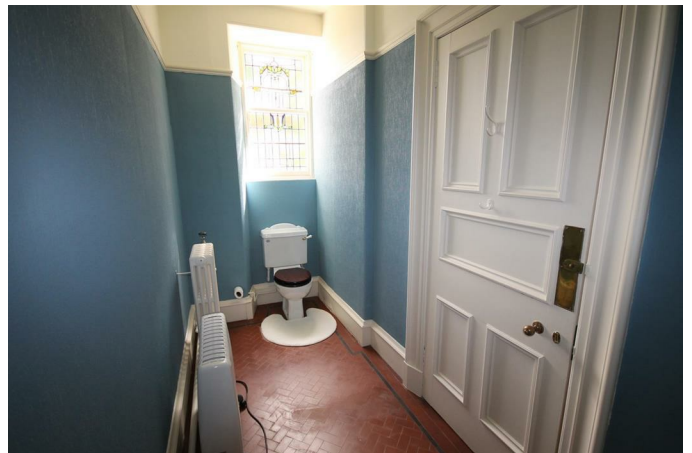
18'7" at widest x 17'2" at longest (5.68m at widest x 5.25m at longest)



Windows to front and side; original Edwardian ceiling light fitting; fitted carpet; built-in spacious storage cupboard (1.60m x 1.47m with light and shelving); fireplace with gas fire; door to guest WC.

GUEST WC

12'8" x 4'9" (3.87m x 1.45m)



Window to side; ceiling light fitting; tiled flooring; WC and sink.

DINING ROOM

23'6" x 14'9" (7.18m x 4.51m)



Windows to side; ceiling light fitting; three wall light fittings; wood flooring; fireplace with gas fire; wooden and glazed door leads out to the rear garden; door leads to the dining kitchen; door to hallway.

DINING KITCHEN

28'11" at longest x 20'1" at widest (8.83m at longest x 6.13m at widest)



The dining kitchen is split over two rooms with two arched doorways joining them; windows to both sides; two ceiling light fittings; inset ceiling spotlights; fitted kitchen in a wood finish; pale blue oil fired, four oven Aga; built-in hood; built-in window seat; further gas hob in second kitchen area; Samsung washing machine; Miele dishwasher; integrated fridge freezer; door leads out to the garden/driveway; door to dining room; doors to two internal hallways; staircase from kitchen leads up to the first floor.

BOILER ROOM

4'8" x 4'6" (1.43m x 1.38m)

Ceiling light fitting; gas central heating boiler; immersion heater; hanging rail.

INTERNAL HALLWAY

5'0" x 3'0" (1.53m x 0.93m)

Ceiling light fitting; wood flooring; leads to boiler room and guest WC.

GUEST WC

8'10" x 3'3" (2.71m x 1.00m)



Window to side; ceiling light fitting; wood flooring; WC and sink.

INTERNAL HALLWAY

6'7" x 4'1" (2.03m x 1.27m)

Ceiling light fitting; fitted carpet; built-in cupboard housing security alarm system controls, fire alarm control panel, gate light timer, TV booster system and electric consumer units.

STUDY

18'7" at longest x 8'10" at widest (5.68m at longest x 2.70m at widest)



Window to side; ceiling light fitting; fitted carpet.

STAIRCASE & LANDING

28'0" at longest x 24'6" at widest (8.54m at longest x 7.48m at widest)



Beautiful stained glass window to rear; stained glass skylight window; two further skylight windows; four ceiling light fittings; three wall light fittings; fitted carpet; built-in storage cupboard; further built in shelved linen cupboard; leads to bedroom 3, bathroom, bedroom 1, Jack & Jill bathroom, shower room and bedrooms 2, 4 & 5.

BEDROOM 3

18'9" x 13'1" (5.74m x 4.01m)



Window to side; ceiling light fitting; two wall light fittings; fitted carpet; two built-in double wooden wardrobes; fireplace with open fire.

BATHROOM

14'6" at longest x 8'9" at widest (4.43m at longest x 2.67m at widest)



Window to side; ceiling light fitting; wall light fitting; fitted carpet; WC, sink and bath; feature fireplace.



BEDROOM 1

17'8" at widest x 18'8" at longest (5.39m at widest x 5.71m at longest)



Turret window to front; further windows to front and side; ceiling light fitting; two wall light fittings; fitted carpet; door to Jack & Jill bathroom.

JACK & JILL BATHROOM

13'11" at longest x 7'7" at widest (4.26m at longest x 2.32m at widest)



Window to front; two ceiling light fittings; fitted carpet; WC, sink, corner bath and shower cubicle with mains fed shower; mirror with lighting.

SHOWER ROOM

7'9" x 6'7" (2.38m x 2.02m)



Window to front; ceiling light fitting; wall light above mirror; fitted carpet; sink, WC and shower cubicle with mains fed shower.

BEDROOM 2

17'10" x 22'2" (5.45m x 6.77m)



Windows to front and side; two ceiling light fittings; fitted carpet; fireplace with open fire; sink with light above.

BEDROOM 5

15'8" x 11'9" (4.78m x 3.60m)



Window to side; ceiling light fitting; two wall light fittings; fitted carpet; bespoke Birdseye Maple Art Deco style fitted wardrobes with light and mirror.

BEDROOM 4

17'1" x 14'2" (5.21m x 4.32m)



Windows to both sides; ceiling light fitting; two wall light fittings; fitted carpet; built-in cupboard with hanging rail and shelving.

OUTSIDE



The property is accessed via a private drive from Duffus Road.

The private and south facing garden grounds, surrounded by mature trees & hedging, wrap around the property itself with areas of lawn and a large variety of attractive mature shrubs, bushes, and plants. There are two sets of stone steps leading up to the front of the property where there is a gravelled terrace area. There is a smaller paved patio area to the side of the property; rotary clothes dryer. Secure store attached to the house (5.66m x 1.72m) with power, wall strip light and Velux window. There is a beautiful summer house dating back over 100 years which has been re-roofed.

NOTES

Included in the asking price will be all fitted carpets and floor coverings, all curtains & blinds, all light fittings (excluding the one above kitchen table), all bathroom, shower room & guest WC fittings, the oil fired Aga, gas hob, dishwasher, washing machine, integrated fridge freezer & wooden table in the kitchen and the summer house & rotary clothes dryer in the garden.

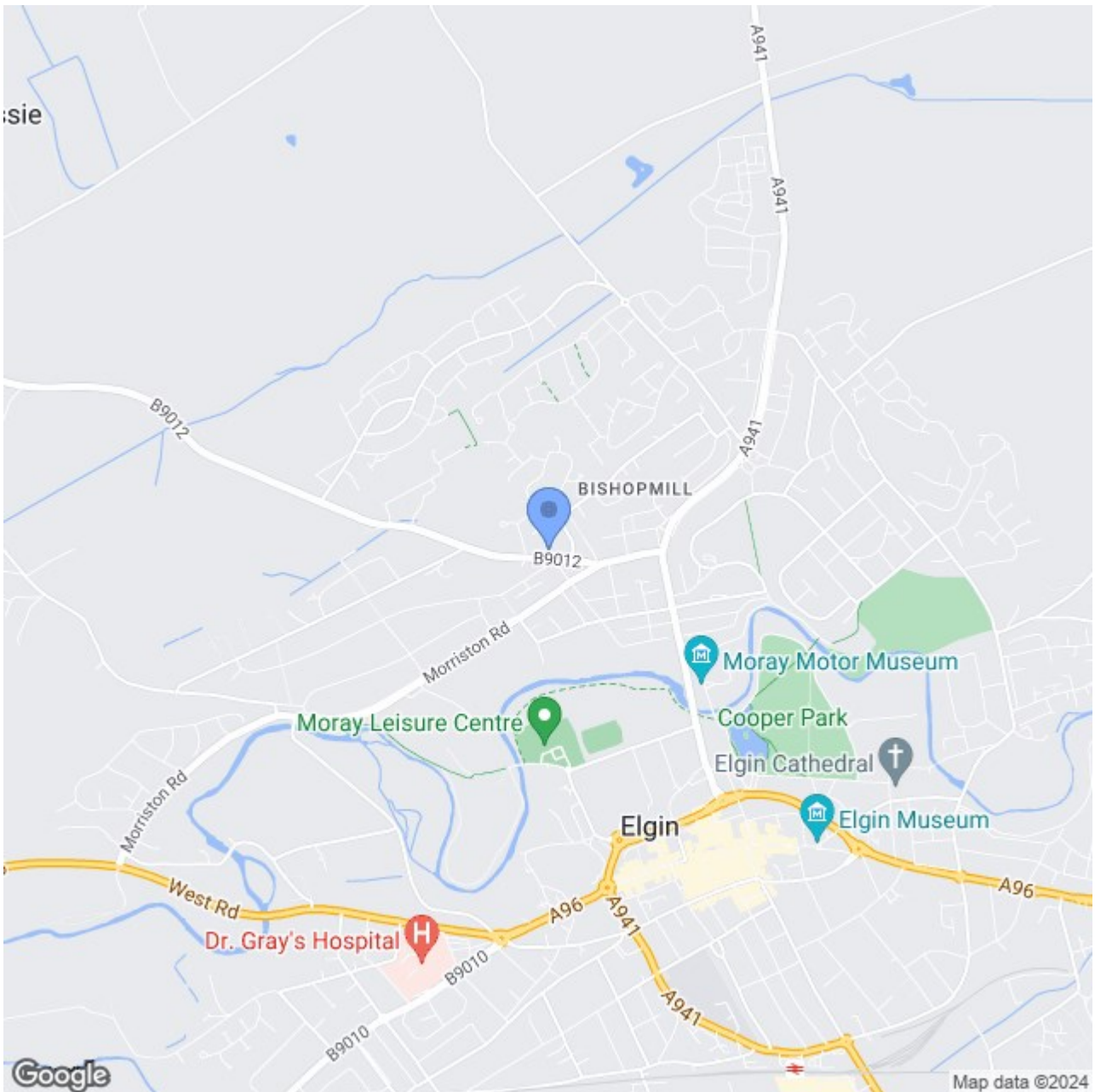
Some items may be available by separate negotiation.

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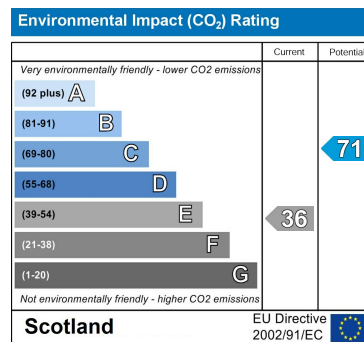
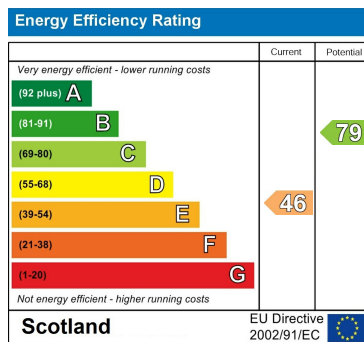
Council Tax Band: G

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



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