



Riverdale, Old Mills Road, Elgin, IV30 1YJ

Offers Over £575,000

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**Hamish**  
PROPERTY PROFESSIONALS





- Five bedroom detached home for sale
- Large picturesque wrap-around garden grounds
- Master bedroom with en-suite
- Double glazing
- Air-source heat pump central heating
- Solar panels
- Above average EPC energy rating
- Early entry available
- Home report available on request
- Viewings by appointment only, 7 days a week

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)





Surrounded by trees and lawns and backing onto the beautiful Lossie River, this prestigious five-bedroom house is nestled in open countryside, just a few minutes walk from the centre of Elgin. It also benefits from being only a short drive from some of the area's most respected employers and education facilities, including Moray School of Art, Dr Grays Hospital and Gordonstoun and Aberlour schools, making it ideally suited to professionals with a growing family. Constructed in 1995, Riverdale is set back from a quiet rural lane, lined with hedgerows and fields. The property is expansive with an interior space of 276m<sup>2</sup> and has grounds of just under an acre which are accessed via a sizeable block-paved drive. Hedging, lawn and walls wrap around the house, ensuring the grounds are private and peaceful.

A vestibule opens into a spacious central hall with a fabulous galleried staircase that lends elegance and drama. The large living family room is decorated in earth hues, creating a warm, welcoming aesthetic. A cast iron stove sits in a rustic brick-lined hearth in a cater corner. Light is provided from three sides from full-height and wide windows and French doors opens onto the garden. The vast open-plan kitchen-dining room echoes the style of the house, with earth tones and arches creating a cohesive look that emphasises high aesthetic standards. Natural light is abundant from the large windows and patio doors. Floor and wall cabinets line all sides of the kitchen and the clean white doors and extensive black granite effect worksurfaces and splash areas complement the natural wood joinery and high-quality timber doors and range, with brushed steel details adding to the contemporary edge. A generously sized utility room that leads to a cloakroom is beyond the kitchen.

The hallway opens to the former integral garage, which has been converted into a fitness studio. The double-aspect ground-floor bedroom has a pretty shape and a beautiful garden view. Panelled doors on the wardrobe and to the en-suite bathroom lend a subtle Japanese aesthetic. The en-suite is finished with grey stone-effect panels and has a bath, a large shower enclosure, a contemporary-lined WC and a vanity with an inset basin. It is also accessible from the hall.

Going upstairs, the galleried half landing gives an incredible view of the walled and terraced area of the garden through large arched trifora windows. The first floor has four further bedrooms. The principal bedroom is double aspect with skylights and charming letterbox windows. Its large ensuite includes a bath, shower enclosure, WC and handbasin. The three further bedrooms are simply but elegantly decorated, each with large windows and attractively shaped spaces. The family shower room is spacious and has a traditional black and white checkered floor, a shower enclosure, a WC and a pedestal wash hand basin.

A key element of what is an already remarkable property is its exceptional garden. Natural stone flags create paths amongst the rolling lawns which are enclosed with whitewashed walls and herbaceous borders. Timber fencing creates a private brick-walled courtyard that includes a garden room with power and lighting. A partially walled and terraced garden with various timber outbuildings, a patio and large ponds sit to the side of the house and paths and shrubs meander into secret areas of lawn and charming garden spaces that are entirely private.

Besides all these beautiful features, Riverdale is also a highly eco-friendly property with an extensive array of solar panels on the south-facing roof, as well as heating provided by an air-source heat pump feeding radiator, these make for a fabulous EPC rating of B, well above average for homes in Scotland! Add this to its ease of access to two major Scottish cities and airports, an outstanding countryside setting and proximity to some of the country's most esteemed education facilities and employers. This property is a rare find and offers a beautiful and exceptional home for a growing family.

#### ABOUT ELGIN

A former Royal Burgh of Moray, Elgin is a popular town just one hour from Inverness, and ninety minutes from Aberdeen. Located on the A96, the town is ideally placed for some of the major centres in Northern Scotland, as well as architecturally and historically important, including Elgin Cathedral and world-class distilleries. With outstanding scenery and a famous past, Elgin is popular with visitors but has also grown into an important commercial centre in its own right. Often described as a City, Elgin has a real dignity and attracts high-value brands, giving the area a feel of luxury, but in a way that is accessible and welcoming. Elgin is well-provided with local services. It is home to UHI Moray, Dr Grays Hospital, doctors, dentists and many independent businesses. There are a number of primary schools and a high school. Gordonstoun School and Aberlour House are just 15 minutes drive away.

#### GENERAL INFORMATION:

Services: Mains Water & drainage, electric.

Council Tax Band: G

EPC Rating: B (82)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.




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 276 m<sup>2</sup>

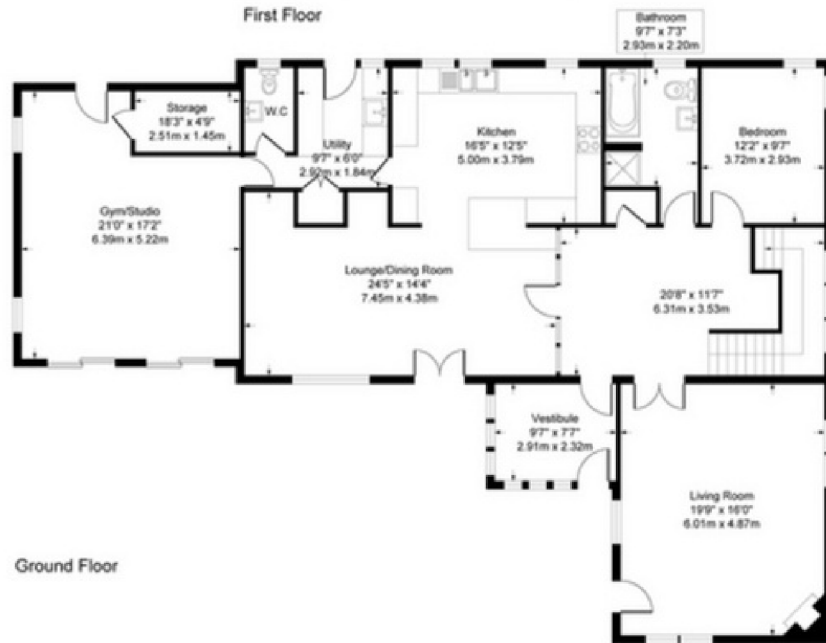




Approximate Gross Internal Area  
2966 sq ft - 278 sq m



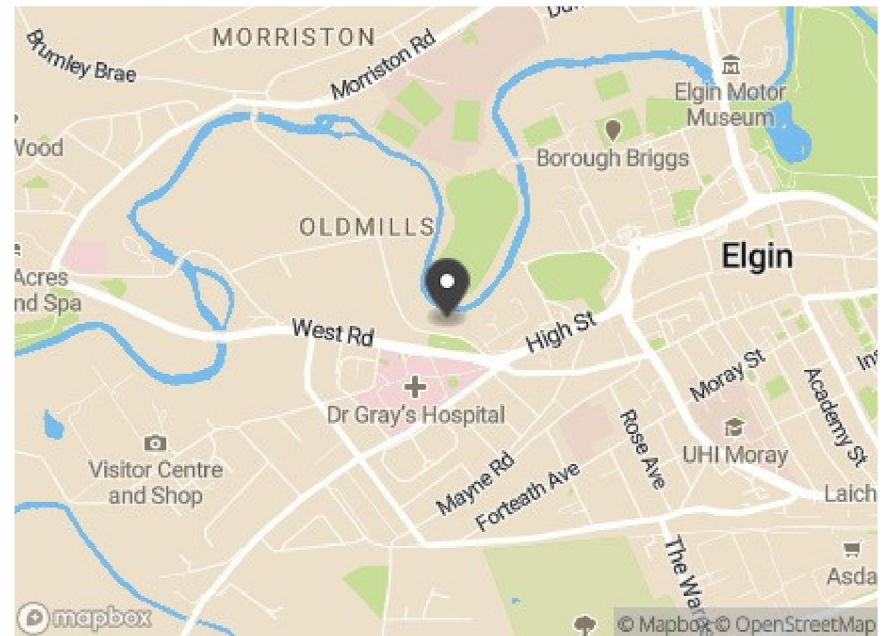
First Floor



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
Very energy efficient - lower running costs				
(92+) <b>A</b>	82	87	Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) <b>B</b>			84	88
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		



Park House Centre, South Street, Elgin, Moray, IV30 1JB

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