

Willowbank
18 Moss Street
Elgin
Morayshire
IV30 1LU



Offers in region of £449,950

Offered at an attractive price well under the home report valuation is this impressive, chain free, 6 Bedroom Georgian villa located in the heart of Elgin must be viewed to appreciate its amazing value.

Features

6 Bedroom Detached House

Double Glazing

Gas Central Heating

Accommodation Set Over 3 Floors with Annexe

Accommodation and a Cellar

Annexe Area with 3 En-Suite rooms giving the potential for a variety of uses

Own Driveway and Garage



Offered at an attractive price well under the home report valuation is this impressive, chain free, 6 Bedroom Georgian villa located in the heart of Elgin must be viewed to appreciate its amazing value. Boasting approximately 275 sqm of accommodation, the property comprises 4 Bedrooms within the main house, with a further 2 Bedrooms all with En-Suites in the adjoining Annexe.

This versatile property is located within a short stroll of the town centre, with primary and secondary schools, leisure centre, hospital, and medical centre all nearby it offers convenience and flexibility. Willowbank benefits by not being listed or situated within a conservation area, a rare advantage for a period property in the heart of Elgin.

This exceptional home combines character with modern touches, creating a unique living space. The accommodation on offer is versatile, allowing you to customise the layout according to your needs. With four bedrooms in the main house, on the first floor is a large master suite with a second double bedroom with ensuite. On the second floor are a further two double bedrooms with a family bathroom. The annexe offers two double and one single bedroom all with en-suite shower rooms. This home offers plenty of space for the whole family. The annex could be utilised for various purposes such as extended family accommodation, Air BnB, consulting rooms, home office or other workspace.

The heart of this home lies in its bright and airy open plan kitchen-diner. With integrated appliances, including oven, dishwasher and instant boiling water tap, a large area of worktop is perfect for the home baker/cook. The adjacent dining room with large glass doors to the patio creates a harmonious indoor-outdoor social space that can be enjoyed with family and friends alike. The large living room with beautiful cornices and a gas, log burner effect, fire provides a cosy place to relax or entertain.

The annexe is accessed from the main house but also has its own private entrance to the drive. A cosy snug, two double and one single en-suite bedrooms provide a host of possibilities for alternative uses. The single bedroom is currently used as a home office and could be easily converted into a kitchen.

The large cellar as well as offering extensive storage space houses the central heating boiler, unvented hot water tank and heating zones control. Tado wireless radiator valves linked to a central control enable all rooms to be heated to different degrees. The heating can be controlled from anywhere in the world with internet access

Outside, the mature south-facing garden which has been laid mainly to lawn provides a rare outdoor space in Elgin centre. Whether you're hosting gatherings or simply enjoying some downtime, this garden provides the perfect space for relaxation. There is a substantial log cabin summer house with light and power and decked area, a garden shed and raised vegetable beds. The large garage has an electric roller door and there is further off-road parking for several vehicles.

Willowbank lies within the catchment areas of Bishopsmill Primary School and Elgin Academy. Elgin has good road and rail links to Inverness and Aberdeen both of which have international airports. As well as a host of beautiful beaches nearby, rivers such as the Spey offer water sport opportunities whilst the Cairngorms and the Highlands provide nearly unlimited walks, climbing and winter sports

Viewing is highly recommended if you're looking for a lovely home that is ready to move into, in a convenient location with potential for additional uses.

Access to the Property is via a Front Entrance Door with an oval double-glazed window which leads into the Vestibule

Vestibule
Ceiling light
Radiator
Wood panelling
Tiled flooring
A part panelled glazed door leads into the Hallway

Hallway
High coved ceiling with ceiling light fitting
Emergency lighting
Wide carpeted staircase with balustrade leads up to the First Floor Landing
Traditional style radiator
Laminate flooring

Lounge: 15' maximum x 23'3" maximum into window recess & rear recess (4.57 x 7.92)
High coved ceiling with ceiling light fitting
Double glazed Bay window to the front & a double glazed window to the side aspect
2 traditional styled radiators
A slate fireplace surround with a fitted gas stove with wall lights either side
Fitted carpet

Kitchen / Diner: 22'4" maximum into window recess x 13'1" maximum (6.8 x 3.98)
Coved ceiling with 3 ceiling light fittings
Double glazed Bay window looking over the Garden
Modern range of wall mounted cupboards with under unit lighting
Fitted base units with quartz effect worktops
1 ½ style sink with a 3 in 1 tap providing cold, hot and boiling water, drainer unit & mixer tap with wet wall splash back
Integrated Bosch dishwasher, NEFF electric oven with tilt & hide door and induction hob
Space to accommodate an American style fridge freezer
Breakfast bar seating area & space to accommodate a dining table
Modern radiator
Built-in storage cupboard
Tile effect flooring

Dining Room: 14'11" plus recess area x 8'6" plus door recess (4.55 x 2.59)
Ceiling light fitting
Double glazed window to the front aspect & double glazed double doors which lead out to the Garden
Space to accommodate a dining table
Wash hand basin with a mixer tap
Tile effect flooring

Rear Hallway
This gives access to the Utility Room, Cellar and direct access through to the Annexe
Accommodation which is located at the rear of the property.
Ceiling light fitting
Emergency lighting
Half height panelled walls
Laminate flooring

Utility Room: 8'6" x 5'10" (2.59 x 1.77)

Ceiling light fitting

Double glazed frosted window to the rear aspect

Single radiator

Base unit & single circular sink with drainer unit & mixer tap

Space to accommodate a washing machine

Built-in storage cupboard with lighting within

Vinyl flooring

Cloakroom W.C

Pendant light fitting

Double glazed frosted window to the rear aspect

2-piece suite

Vinyl flooring

Cellar offering 3 separate storage areas

Area 1: 11'7" x 11'10"

Fitted with lighting & houses the hot water tank & the Vaillant Gas Boiler

Area 2: 9'5" x 8'1"

Fitted with lighting

Area 3: 11'1" x 6'2"

Fitted with lighting

First Floor Accommodation

Landing

Coved ceiling with a ceiling light fitting

Double glazed window to the front aspect

Single radiator

Fitted carpet

Master Bedroom with En-suite: 22'6" maximum into window recess x 15' plus window recess (6.85 x 4.57)

A spacious room comprising a high coved ceiling with 2 pendant light fittings

2 wall lights

Double glazed window to the front aspect offering southerly views & a double glazed window to the side aspect

Double radiator

Built-in wardrobe to one corner

Fitted carpet

En-Suite Shower Room: 5'7" x 8'2" (1.70 x 2.49)

Recessed ceiling lighting

Double glazed frosted window to the rear aspect

3 piece suite with walk-in design shower with black satin towel rail, twin head shower system & wet wall finish within

Vinyl flooring

A door allows direct access into the Nursery / Study room

Bedroom 2 with En-Suite: 13'2" x 11'11" plus window recess (4.01 x 3.62)

A double bedroom

Coved ceiling with a pendant light fitting

Double glazed window to the front aspect offering southerly views

Single radiator

Built-in wardrobe

Fitted carpet

En-Suite Shower Room: 8'4" maximum in to shower cubicle recess x 5'5" (2.54 x 1.64)

Ceiling light fitting

Heated chrome style towel rail

3-piece suite with a double shower cubicle enclosure with mains shower & tiled walls within

Vinyl flooring

Walk-in style Wardrobe / Dressing Room

Ceiling & wall mounted light fitting

Space to accommodate free standing wardrobe & drawer units

Fitted carpet

Nursery Room / Study - 8'5" x 7'8" (2.56 x 2.33)

Corniced coved ceiling with a pendant light fitting

Double glazed window to the rear

Single radiator

Fitted carpet

Second Floor Accommodation

Landing

Ceiling light fitting

Emergency lighting

Double glazed Velux window to the front aspect

3 built-in cupboards, 1 of which houses the central heating header tank

Fitted carpet

Bedroom 3: 15'6" maximum into window recess x 13'1" reducing to 9'2" into recess plus wardrobe space (4.72 x 3.98 reducing to 2.79)

Ceiling light fitting

A double bedroom comprising a double glazed window to the front aspect offering far reaching southerly views

Double radiator

Built-in wardrobe

Fitted carpet

Bedroom 4: 14'6" maximum reducing to 9'11" x 14'11" maximum into window recess (4.42 reducing to 3.02 x 4.55)

Ceiling light fitting

A double bedroom comprising a double glazed window to the front aspect offering far reaching southerly views

Double radiator

Built-in wardrobe
Fitted carpet

Bathroom: 9'10" x 4'11" (2.99 x 1.49)
Ceiling light fitting
Double glazed frosted window to rear aspect
Heated white towel rail
3-piece suite with an electric shower, mixer tap, shower screen & wet wall finish to the bath area
Tile effect flooring

Annexe Accommodation

The annexe accommodation is positioned at the rear of the property. It has its own private entrance access from the driveway side of the property but can also be directly accessed via the hallway from the main house accommodation.

The annexe accommodation is set across 2 floors, on the ground floor there is a snug with 2 Bedrooms both benefiting from their own En-Suite Facilities. The 1st floor comprises a 3rd Bedroom, again with its own En-Suite facility.

Entrance Vestibule
Pendant light fitting
Tiled flooring

Snug: 15'7" x 8'2" plus recess area (4.74 x 2.49)
Ceiling light fitting
Double glazed window
Double radiator
A carpeted staircase leads up to the 3rd Bedroom with En-Suite Shower Room
Built-in storage cupboard
Laminate flooring

Doors give access to 2 Bedrooms with En-Suites, a staircase leads to the upper level which provides the 3rd Bedroom with En-Suite. Doors also lead to the Hallway which connects to the main house accommodation and Garage.

Bedroom 5 with En-suite: 10'10" plus door recess x 9'8" (3.3 x 2.94)
A double bedroom comprising a ceiling light fitting
Double glazed window
Double radiator
Laminate flooring

En-Suite Shower Room: 6'3" into cubicle recess x 4'8" maximum (1.89 x 1.41)
Ceiling light fitting with automatic lighting
3-piece suite with wet wall finish & electric shower within the cubicle enclosure
Part wet wall finish to the walls
Vinyl flooring

Bedroom 6 with En-Suite: 10'2" maximum in to recess x 8' maximum (3.1 x 2.44)
Double glazed electric operated Velux window with integral blind
Double radiator

Fitted carpet

En-Suite Shower Room: 7'6" maximum into cubicle recess x 5'3" maximum into door recess (2.28 x 1.59)

Ceiling light fitting with automatic lighting

3-piece suite with mains shower & wet wall finish within the double cubicle enclosure

Heated chrome style radiator

Vinyl flooring

Annexe 1st Floor Accommodation

A staircase from the reception room leads up to the 3rd Bedroom with En-Suite.

Landing

Fitted carpet

Bedroom 7 with En-Suite: 8'6" maximum x 15'11" maximum reducing to 9'11" plus wardrobe space (2.59 x 4.5 reducing to 3.02)

A double bedroom comprising 2 ceiling light fittings

Double Velux window side aspect

Double radiator

Recessed alcove with hanging space

Built-in wardrobe

Fitted dressing table area

Fitted carpet

En-Suite Shower Room: 5'9" maximum x 4'5" (1.75 x 1.34)

Ceiling light fitting

3-piece suite with wet wall finish & an electric shower within the quadrant cubicle enclosure

Vinyl flooring

Outside Accommodation

Southerly Facing Garden approx. 65' (19.81m) deep x 63' (19.20m) wide

Laid to lawn with a side gate which leads out to Moss Street

Paved seating area

Timber Built log cabin to 1 Corner with a seating area

The small shed and a children's swing with slide are to remain

Driveway

A generous sized driveway offering parking for several vehicles and access to the garage.

Garage: 18'4" wide x 15'11" deep (5.59 x 4.85)

Fitted with strip lighting and power and has an electric operated roller door to the front

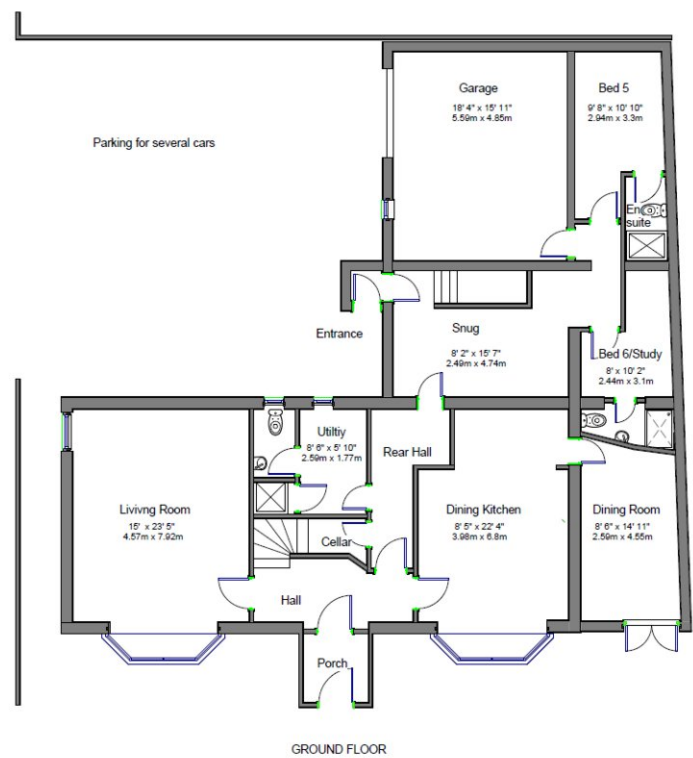
Note 1

All light fittings, curtains, floor coverings & blinds are to remain. Also to remain is the timber shed, & the children's play frame.

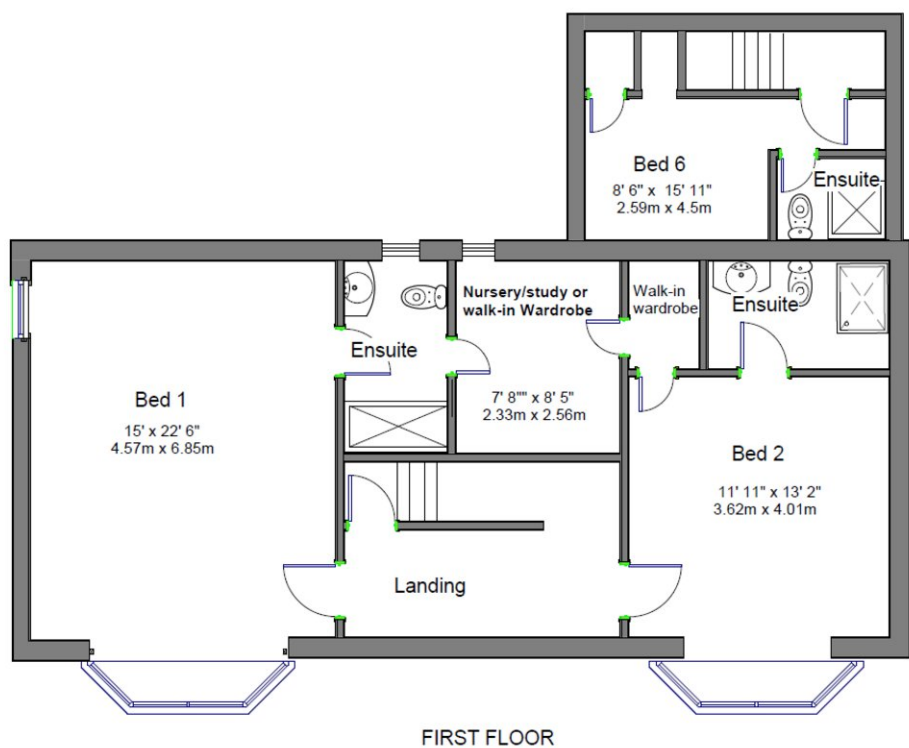
Note 2

The property has T.V outlets to most of the rooms (not master or nursery rooms) and is fitted with energy saving wireless thermostatic valves on the radiators.

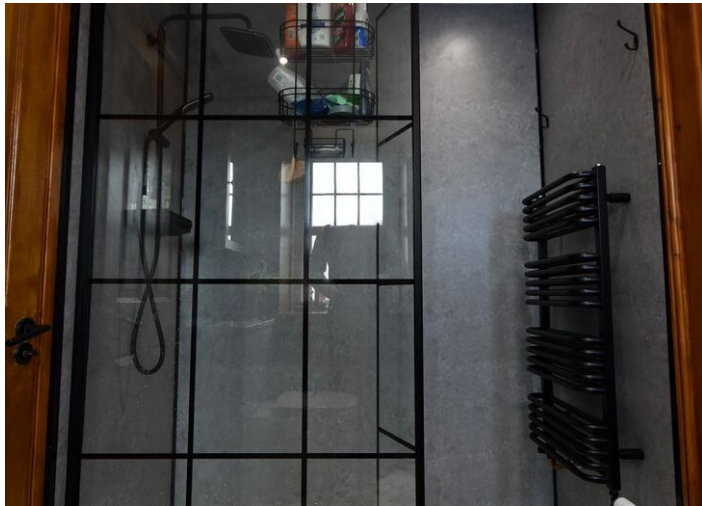
Floorplan

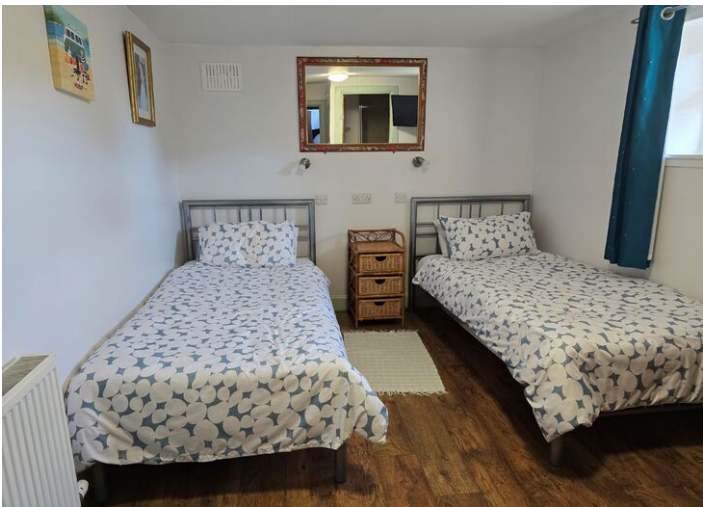


Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.











Energy Performance Rate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Council Tax Band

Currently F

Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.