



OLDMILLS HOUSE OLDMILLS ROAD

ELGIN, IV30 1YH

£795,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this magnificent detached residence, originally built in 1699, which has been beautifully renovated throughout to an exceptional standard. Set within approximately 1.5 acres of mature grounds, the property perfectly combines timeless period character with contemporary style and comfort.

Behind its elegant façade lies a truly spacious and versatile home, boasting six bedrooms, four reception rooms, and four bathrooms, providing outstanding flexibility for family life, multigenerational living, entertaining, or working from home.

Every detail has been thoughtfully considered during the renovation, preserving original architectural features while introducing luxurious modern finishes. The result is a home of rare quality and distinction.

**ARANCI
& FIRTH**
PROPERTY

OLDMILLS HOUSE OLDMILLS

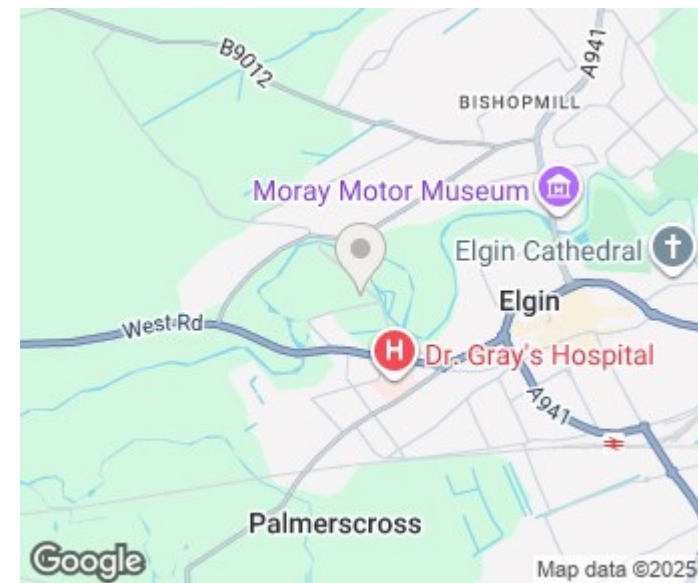
- Magnificent detached residence, beautifully renovated throughout
- Set within 1.5 acres of mature, landscaped grounds offering privacy and tranquillity
- Six bedrooms, four receptions, and four bathrooms providing flexible family living
- Beautifully blends period charm with modern luxury throughout
- Stunning kitchen and dining area ideal for family life and entertaining
- Elegant, light-filled living rooms with a sense of warmth and grandeur
- Luxurious principal suite with en suite, dressing room, and garden views
- Garage, outbuildings and ample driveway parking
- Desirable Oldmills Road location, close to shops, schools, and amenities
- A rare opportunity to own a historic home of exceptional quality







GROSS INTERNAL AREA
FLOOR 1: 17.79 m², FLOOR 2: 236.49 m², FLOOR 3: 215.12 m²
EXCLUDED AREAS: COVERED PORCH: 3.53 m²
TOTAL: 469.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: H

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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