



## Morlich

25c High Street | Elgin | IV30 1EE

*This stunning Grade-C listed semi-detached house, located down a quiet close off Elgin High Street, within minutes-walk of all the local amenities, offers spacious accommodation over 3 levels.*

Accommodation comprises a beautiful, large dining kitchen, substantial formal sitting room, 4 bedrooms and a family bathroom. Morlich is beautifully decorated inside and out with original wooden doors and windows, in wonderful move-in condition and oozes character. Lovely French doors open out to a secluded patio with a large garden shed and a coalshed. Within easy walking distance of the library, leisure centre, shopping, Cooper Park and Dr. Gray's hospital.

**Offers Over £180,000**

**Home Report Valuation: £180,000**

**Tel: 01309 676600**

R&R Urquhart LLP Solicitors and Estate Agents

117-121 High Street | Forres | Moray | IV36 1AB

***R&R Urquhart LLP***





### ACCOMMODATION

A lovely period wooden entrance door leading into a bright, spacious hall (2.2m x 3.3m) with access to all ground floor accommodation. The hall has beautiful wooden flooring, shelves, a large mirror and a substantial under-stairs cupboard. Curved, carpeted staircase with wooden banisters leading to the 1st floor.



and a fireplace with wooden mantelpiece and feature gas fire. Alcove with bookshelves. Carpet.

### Dining Kitchen

4.4m x 4.0m

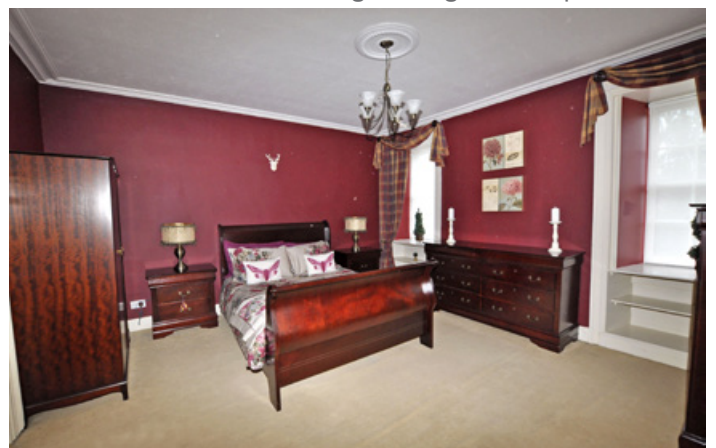
This kitchen is a delight for anyone who enjoys cooking. With a wide range of high-quality wooden base and upper units there is a fantastic amount of work-surface with ample electric sockets. A window above the bowl-and-a-half sink with mixer taps looks out to the flower and vegetable beds in the Close. There is an integral fridge/freezer and dishwasher and plumbing for a washing machine. Fantastic character features include a large matching Welsh-dresser, cornicing, wooden panelling around the original sash window, ceiling rose, wainscoting and a dado rail. A glass panelled door to the hallway provides additional natural light. The cooker space, with an above range extractor fan, has been artfully placed into the old fireplace with a tiled backsplash surround. With a tiled floor and ample space for a large dining table, this kitchen is truly lovely.



### Master Bedroom

4.4m x 4.6m

With 3 original sash windows, this substantial bedroom oozes luxury. All 3 windows have generously-sized shelves built into the alcoves beneath. Cornicing. Ceiling rose. Carpet.



### Sitting room

4.2m x 4.4m

A beautiful, bright period room with a window toward the Close. Double glazed patio doors, with stained glass windows above, lead out to a secluded, enclosed patio. Character sconces, a ceiling rose, picture rail, dado rail



## Bathroom

2.2m x 1.8m

A bright room with a large sash window, lower half opaque, towards the garden. With a 3-piece character white suite (WHB + WC + Bath) and an over-bath mains shower this room has been tastefully decorated and appointed. Wet wall on 2 walls behind the bath. Vinyl flooring.



## Bedroom 2

4.2m x 4.6m

With a large window facing towards the close, this generous bedroom has 2 sets of spacious fitted cupboards with a range of hanging space and shelving.



## Bedroom 3

4.7m x 3.6m

This attic bedroom is a bright room with dual-aspect windows. It would make a wonderful child's bedroom, guest room or study. Carpet.



## Bedroom 4

(4.7m x 3.6m)

Another lovely, cosy attic bedroom with a window facing towards the close. Carpet.



## Garden and Grounds

Patio French doors from the living room lead out to a lovely area of decking and to a secluded, fully-enclosed L-shaped patio area floored with large flagstones. A large shed with electricity and a second coal shed. This wonderful patio area is a real suntrap with plenty of room both on the deck and in the paved area for patio furniture. The patio provides an area of remarkably peaceful space for such a central property.

Accessed down a narrow, quaint Close leading from Elgin High Street, Morlich has a wonderful range of hedges and vegetable and flower beds immediately in front of the house. Although these do not form part of the property, they are maintained wonderfully and give the impression of being in a country house, in the middle of town.



## Extras:

Blinds, light fittings, integrated appliances. The décor throughout this house is tasteful and classy. Beautiful quality curtains. The owner is willing to consider selling as much of the existing furniture as required, making this a potentially fantastic ready-to-move-in holiday home, buy-to-let, or 1st time buy.

## Services

Mains water, electricity, gas, telephone and drainage

## Heating

Gas

## Double Glazing

Single

## Council Tax

C

## EPC Rating

E

## Viewing

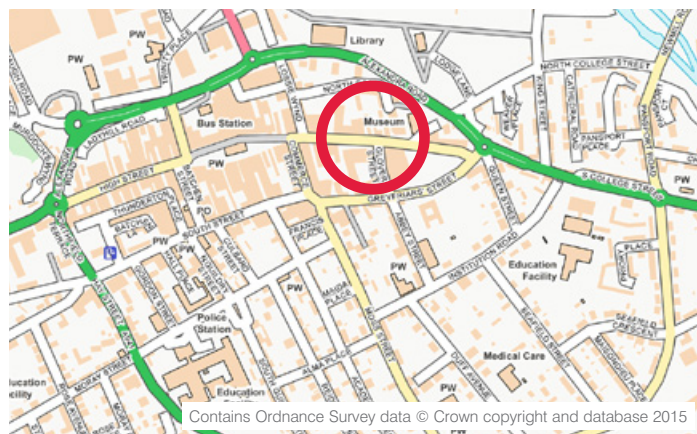
Viewing is through R & R Urquhart's Property Department on (01309) 676600

## Date of Entry

Early Entry Available

This property is situated just off the High Street, within close proximity are all necessary amenities including supermarkets, grocers, doctors, dentists and vet surgeries. Elgin boasts many leisure establishments including a 3-screen cinema complex, leisure centre, bowling alley, restaurants and cafes.

There are excellent transport links with regular local busses into the centre of town. The town is extremely well serviced and is situated approximately 37 miles east of Inverness and 64 miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports.





**VIEWING**

Viewing is through R & R Urquhart's Property Department on (01309) 676600

**ENTRY**

By mutual agreement with the seller.

**PRICE**

Offers over £180,000

The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

**OFFERS**

Formal offers in an acceptable legal Scottish form should be submitted in writing.

**CLOSING DATE**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

# *R&R Urquhart LLP*

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