



abs+
estateagents

7 Gordon Street, Elgin, IV30 1JQ

Offers Over £425,000

 4  2  2  E

abs+
estateagents



7 Gordon Street Elgin, IV30 1JQ

Nestled in the heart of Elgin, on the prestigious Gordon Street, lies a charming villa that exudes character and history. This traditional family home, built in the early 1900s, boasts an impressive 1,969 sq ft of living space, perfect for those seeking a spacious house to call home.

As you step through the porch and into the welcoming entrance hallway, you are greeted by the elegance of two reception rooms - a lounge with feature doors out to the garden and dining room with bay window, ideal for entertaining guests or simply relaxing with your loved ones. In addition, there is a dining kitchen, shower room and utility room on the ground floor.

An elegant period staircase with beautiful stained glass window on the half landing splits to front and rear hallways affording four generously sized bedrooms, study, family bathroom and extra room offering ample space for a growing family or visiting guests.

One of the highlights of this property is the abundance of period features including wonderful stained glass that add a touch of old-world charm to the modern amenities.

Convenience is key with this property, as it enjoys a quiet situation yet is just a short stroll away from the city centre. The outdoor space is equally impressive, with a generous mature garden offering a tranquil retreat from the city's activities. The garage and driveway provide ample parking space in this sought-after West End location.

In conclusion, this Gordon Street villa is not just a house but a wonderful family home waiting to be cherished by its new owners. With its blend of traditional charm, modern comforts, and unbeatable location, this property is a rare gem that promises a lifestyle of luxury and convenience.



Offers Over £425,000



Entrance Porch

6'1" x 4'9" (1.86 x 1.46)

Entrance Storm Porch with cornice and dado rail plus solid wood flooring. Elegant coat recess. Stunning stained glass panelled door to hallway.

Hallway

7'3" x 13'5" (2.21 x 4.11)

Hallway with solid wood floor. Carpeted staircase to the upper floor. Ceiling light and radiator. Doors to the rear Hall, Lounge and Dining Room

Lounge

12'6" x 18'11" (3.83 x 5.77)

Elegantly appointed Lounge with front facing windows and feature stained glass doors which open onto the rear garden patio. Feature fireplace with multi fuel stove, 5 way central ceiling light fitting and 2 wall lights, 2 radiators and original solid wood flooring

Dining Room

14'6" x 18'2" (4.42 x 5.54)

Stylish double-aspect Dining or Family room. Bay window to front and North facing side window with painted wood panelling. Feature open working fireplace. Shelled Press. Central ceiling light fitting with cornice rose, cornice work and original solid wood floor.

Rear Hall

3'0" x 11'8" (0.92 x 3.57)

Understair cupboard. Back Door. CEiling light and laminate wood flooring. Doors off to the Utlility Room, Shower Room and :-

abs
PHOTOGRAPHY





Dining Kitchen 14'6" x 10'9" (4.42 x 3.3)
Superior dining kitchen with full range of floor and glass fronted and dresser style units with high quality granite worktops and under-unit lighting. Feature tiled recess for the Rangemaster range cooker. Ample room for large table and chairs. 5 way chandelier style ceiling light, radiator and tiled floor. Rear facing window with 1.5 sink and drainer below. Also original wall mounted Victorian servants butlers bell call box and bell.

Shower Room 6'0" x 8'0" (1.84 x 2.45)
Contemporary Shower Room with tiled double width shower, wc and wash hand basin. Window. Ladder radiator. Ceiling light and tiled floor.

Utility Room 9'10" x 7'4" (3 x 2.26)
Handy Utility Room with ceiling pulley. Range of fitted units with sink. Window. Ample room for all the usual appliances. Boiler cupboard. Ceiling light, radiator and wood effect laminate flooring.

Stairwell
Carpeted stairwell leads to the first half landing with beautiful stained glass window. 2 steps to another half landing where the stairs split to front and rear halls. and the rear hallway gives access to the family bathroom and additional room.

Upper landing (front) 15'3" x 3'6" (4.66 x 1.07)
The front hallway gives access to the 4 bedrooms, study and linen cupboard.



Study 7'2" x 6'7" (2.2 x 2.03)

Ideal Study or Home office. Front facing window, ceiling light fitting and carpet.

Bedroom 1 13'6" x 13'3" (4.13 x 4.06)

Generous double bedroom with front facing windows. Ceiling light fitting, radiator and carpet. Ample room for bedroom furniture.

Bedroom 2 9'3" x 11'3" (2.84 x 3.43)

Second double Bedroom with North facing window and storage below. Fireplace, currently boarded over. Ceiling light fitting, radiator and carpet.

Bedroom 3 12'7" x 12'0" (3.85 x 3.67)

Front facing double Bedroom. Fireplace, currently boarded over. Ceiling light fitting, radiator and carpet.

Bedroom 4 13'1" x 7'0" (3.99 x 2.15)

Fourth Bedroom. South facing window. Ceiling light, radiator and carpet.

Upper Landing (rear) 2'11" x 8'7" (0.9 x 2.63)

Ceiling light fitting and carpet.

Family Bathroom 6'0" x 8'1" (1.85 x 2.48)

Lovely family bathroom with double ended feature bath with external taps, wc and washhand basin. Velux window and partial coombed ceiling. Attractive recess with display shelf and fitted mirror. Pristine white wall tiling to half height complement the attractive mosaic design floor tiles. 4 bulb track ceiling spotlight and chrome ladder radiator/towel rail.

Extra Room 9'7" x 6'1" (2.94 x 1.86)

Versatile optional room - currently housing the gym equipment. Skylight and vinyl flooring.





Garden

Well presented established and mature garden which complements the house beautifully. The front garden is laid to 2 areas of lawn with central pathway to the front door and a wide selection of established shrubs which continually bring colour as the year progresses. Garage and off street parking. The generous rear garden is fully enclosed with a high stone wall, extremely private and sheltered and laid to a swathe of lawn with mature trees and shrubs, plus apple and plum trees. Wood store attached to the rear of the house and garden shed.

Garage

Timber Garage with

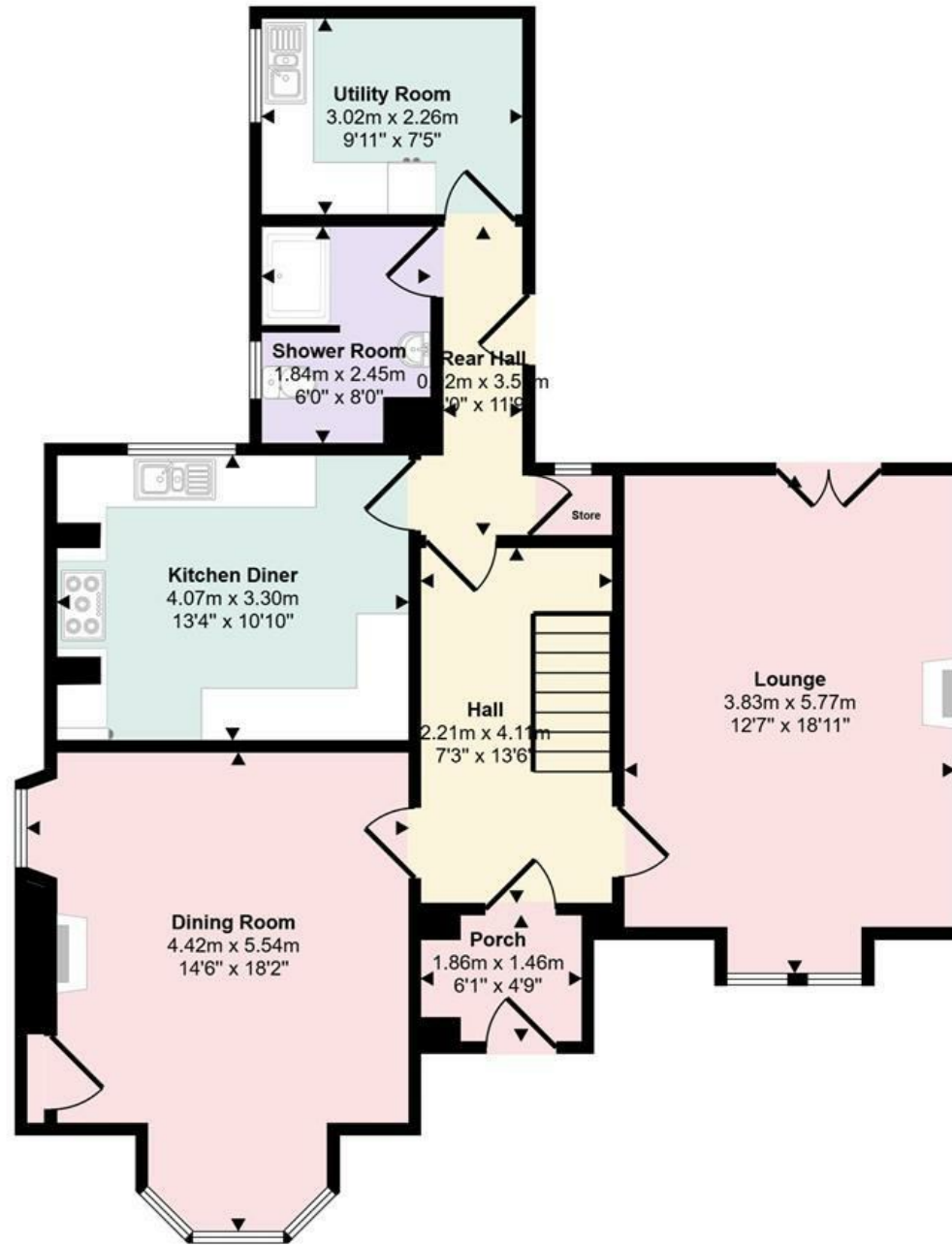
8'6" x 19'8" (2.6 x 6)

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the range cooker and integral fridge in the kitchen. The pulley in the utility room will also stay. The 6 person hot tub is also included in the sale.

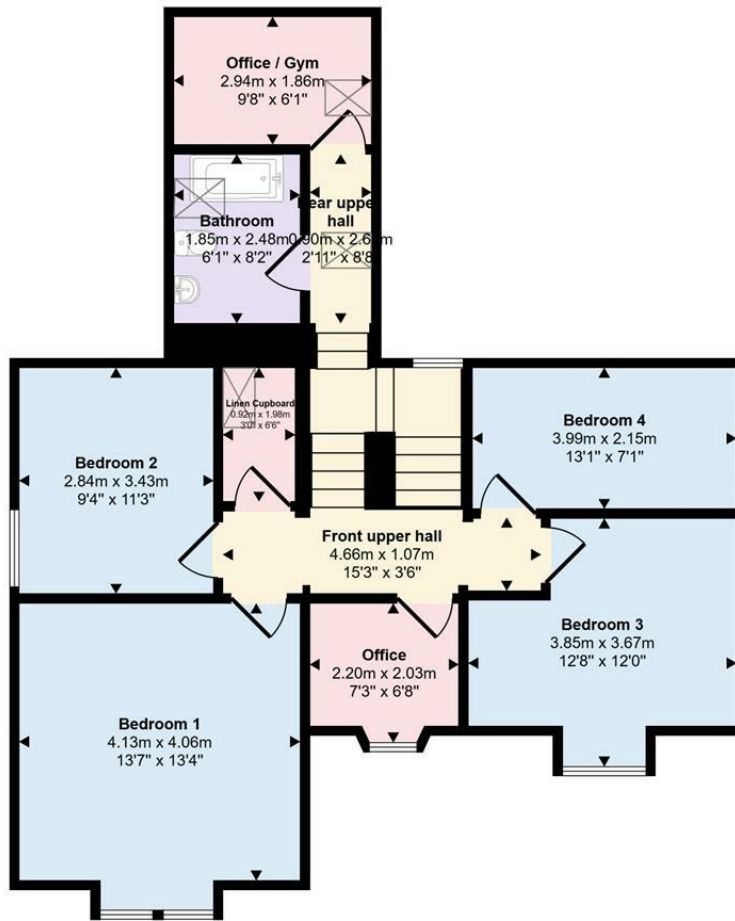
Home Report

The Home Report Valuation as at 21st August 2024 is £425,000, Council Tax Band F and EPI rating is E.



Ground Floor
 Approx 87 sq m / 939 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



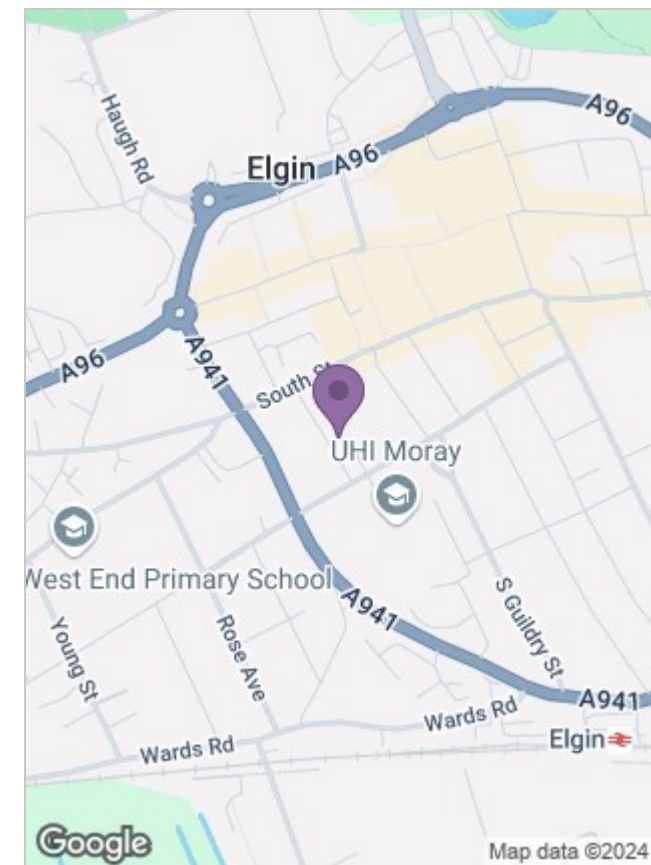
First Floor
Approx 83 sq m / 897 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	