



PLOT 1 - OLD BRAEMORRISTON HOUSE  
GUIDE PRICE £440,000  
PLOT 2 - DRUMMUIR  
GUIDE PRICE £195,000  
PLOT 3 - BUILDING PLOT WITHIN THE GROUNDS



For Sale – Offered Individually or as a Complete Package. Pricing negotiable for a single buyer.

Lot 1 – South or Central Wing, Basement & Garden  
Guide Price: £440,000

Lot 2 – West Wing, Basement & Garden  
Guide Price: £195,000

Lot 3 – Building Plot  
Offers Over £140,000

Brochures available upon request for Lot 1 and Lot 3.

**Drummuir Braemorrison Road, Elgin, IV30 4DL**  
**Offers Invited £195,000**

 2  2  1  E

**abs**  
estateagents



Located in the peaceful Bishopmill area of Elgin, the West Wing of Braemorrison House offers a beautifully appointed 2-bedroom townhouse that marries historic charm with contemporary living. This unique property provides a rare opportunity to own a piece of history in a sought-after location.

For sale at a guide price of £195,000, the property is currently tenant-occupied and has been consistently rented for the past 19 years, demonstrating a strong and reliable rental history.

As the West Wing was once part of the original Braemorrison House, there is the potential to reunite the two sections into one larger property, allowing for additional flexibility and options for future owners.

#### **Shared Entrance**

Main entrance is owned by the Central south Wing and the West and East Wings have a right of access over. There is also a stair down to the basement.

#### **Entrance Hallway**

#### **Shower Room**

7'10" x 10'0" (2.4 x 3.05)

#### **Kitchen and Utility Room**

9'2" x 15'7" and 4'11" x 7'8" max (2.8 x 4.76 and 1.5 x 2.36 max)

#### **Lounge**

18'4" x 21'11" (5.6 x 6.7)

#### **Upper Landing**

#### **Bedroom 1**

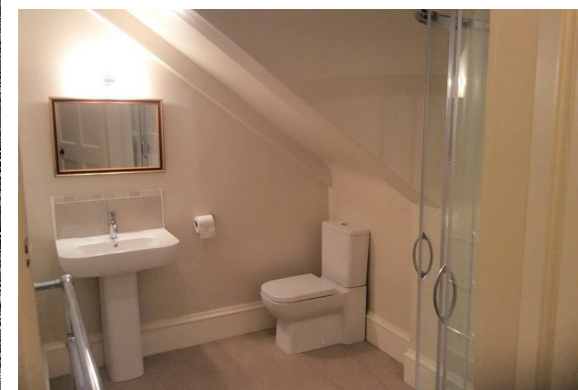
13'1" x 11'5" (4 x 3.5)

#### **Bedroom 2**

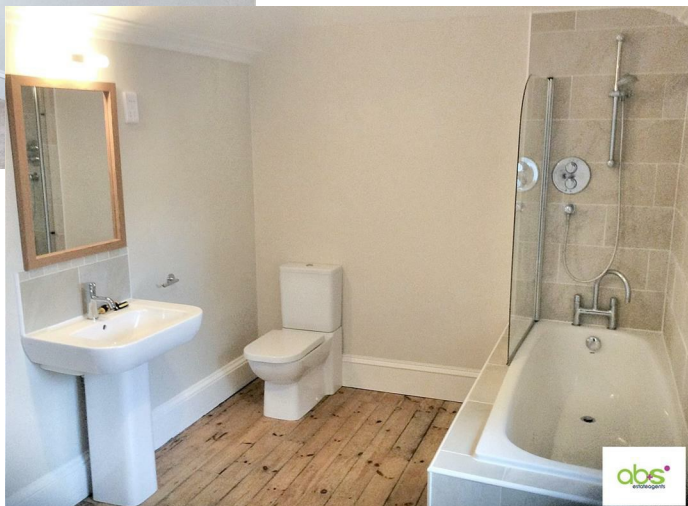
7'10" x 14'9" (2.4 x 4.5)

#### **Bathroom**

8'2" x 15'5" (2.5 x 4.7)







### Garden

Exclusive area of garden ground laid to grass with mature shrubs and trees. There is also 2 parking spaces.

### Basement

In the past, the basement of the West Wing was used as a self contained 1 bedroom flat with it's own entrance.

### Fixtures and Fittings

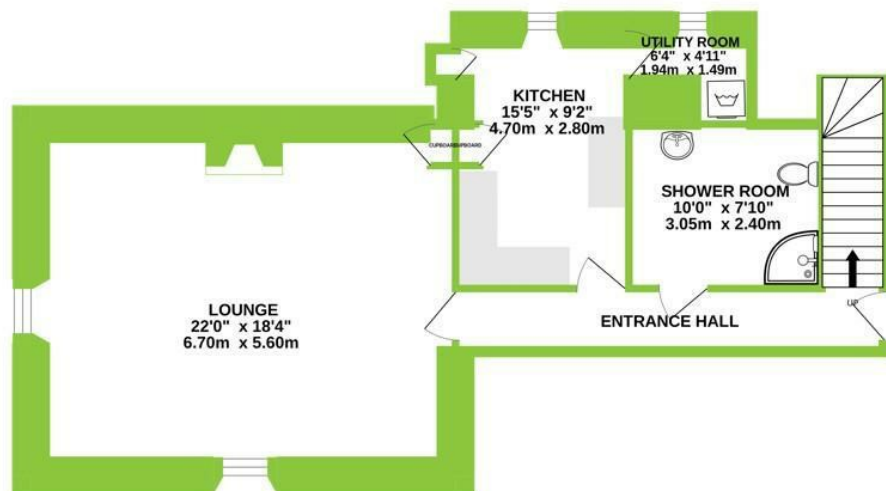
The fitted floor coverings and light fittings will be included in the sale.

### Home Report

The Home Report Valuation as at March, 2025 is £190,000, Council Tax Band D and EPI rating is E

This property is being sold with a long term tenant in situ. Monthly rental income potential is £700 pcm

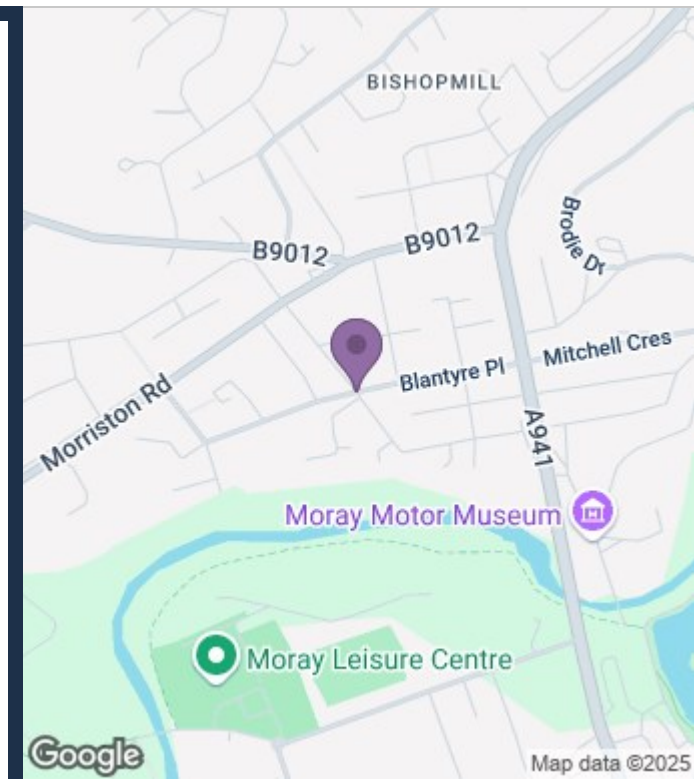
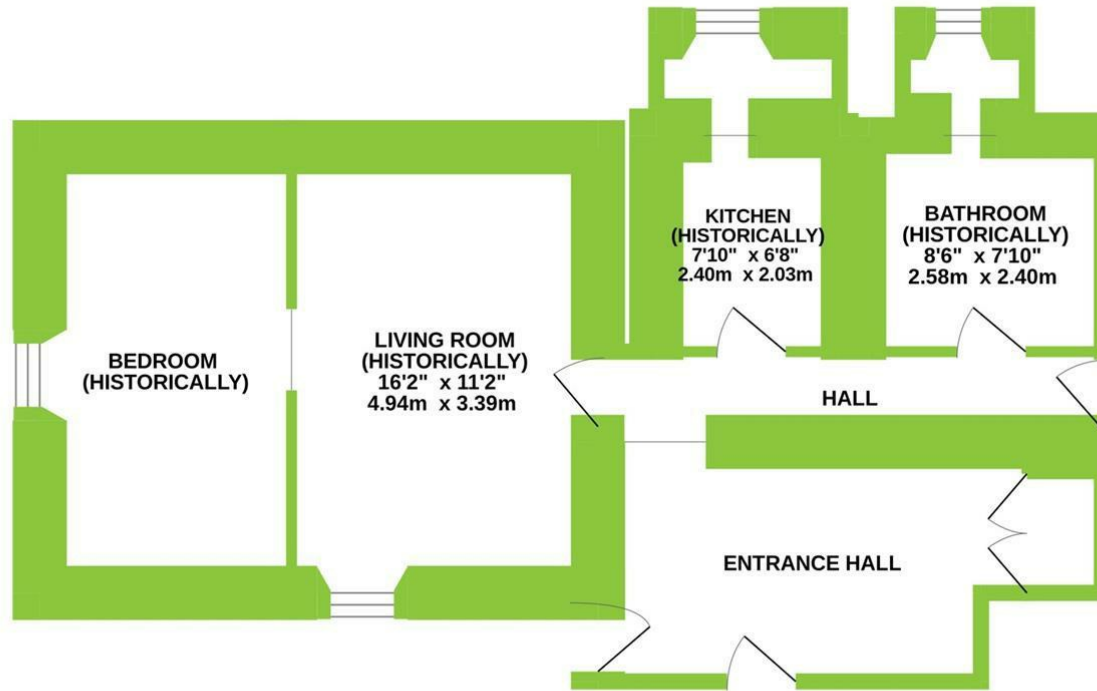
GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



BASEMENT  
687 sq.ft. (63.8 sq.m.) approx.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.