



22 Moss Street, Elgin, IV30 1LU

Offers Over £600,000

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estateagents

A Distinguished Georgian Family Home with Historical Significance

Welcome to this fabulous Georgian period residence, steeped in history and charm. Featured in Elgin's Past and Present, the property is reputed to have once hosted a willow tree grown from a slip of the very tree that overhung Napoleon Bonaparte's tomb on St Helena—an evocative link to one of history's most iconic figures.

Set over three elegant floors—lower ground, ground, and first—this home offers a harmonious balance of symmetry and proportion. A viewing is essential to fully appreciate the wealth of original features, complemented by tasteful, classic décor and modern contemporaneous upgrades.

Recent enhancements by the current owners include:-

- A new Amtico herringbone kitchen floor with quartz worktops
- Sanded and lacquered timber floors on the ground and lower ground levels
- Farrow & Ball colour consultancy and painting throughout
- New carpeting in key areas

Occupying an elevated position on Elgin's desirable Moss Street, "Maida" enjoys a generous, south-facing garden that is both private and sheltered. The garden is beautifully framed by a hand-built dry stone dyke and accessed via electronic gates. Ample parking surrounds the double garage, and there is clear development potential at the lower end of the garden, adjacent to Institution Road.

This is a rare opportunity to own a piece of Elgin's heritage, thoughtfully updated for modern living.

Reception Hall

9'2" x 16'0" (2.8 x 4.9)

Breathtaking entrance with feature Pitch Pine and stained glass detail. 2 Antique chandeliers, original wood flooring and period style low level radiator.





Lounge

19'0" x 16'0" (5.8 x 4.9)

Elegant Lounge with double aspect windows bringing in fantastic natural light. Central chandelier, radiator, beautiful fireplace with gas fire and new high quality carpet. Double doors to the Snug or Play Room.

Day Room and Dining Room

16'0" x 19'0" (4.9 x 5.8)

Fabulous Day and Dining Room with multi fuel stove and feature triple windows. Sanded and lacquered flooring. Double doors to the fabulous dining kitchen.

Rear Hall

Stairwell to lower ground and upper floors.

Guest WC

3'9" x 5'10" (1.15 x 1.8)

Basin and wc. Painted wood panelling and ladder radiator. Large ceramic floor tiles.





Dining Kitchen

18'4" x 12'0" (5.6 x 3.67)

High quality Riverside Kitchen with granite topped island and work surfaces. Window with working shutters. Ceramic sink and drainer. Smeg gas range in chimney style surround with stunning granite splashback and integral dish washer, fridge and freezer plus pull out larder. Second window above sink. Pendant light over island, LED downlights tall radiator and Amtico Herringbone flooring.

Snug or Play Room

14'1" x 12'1" (4.3 x 3.7)

Working window shutters, Chandelier style light fitting, radiator and new high quality carpet.

Lower Ground Hallway

Oak flooring with under floor heating. Cupboard. LED downlights and back door.



Master Bedroom

16'4" x 14'1" (5 x 4.3)

Stylish Master Bedroom suite with fitted wardrobes. Pendant light, downlights and quality carpet. Front facing windows and under floor heating. Door to :-

En Suite Bathroom and Dressing Room

9'10" x 9'4" and 9'10" x 4'11" (3 x 2.85 and 3 x 1.5)

High quality Burlington suite comprising free standing slipper style bath, double shower enclosure with rainfall shower head. Wall hung wc and basin with recessed shelf and mirrored cabinets above. LED downlights. Under floor heating. Ceramic tile flooring and tall ladder radiator. Front facing double windows. Fully fitted Dressing Room.

Bedroom 2

16'4" x 14'1" (5 x 4.3)

LED downlights, oak flooring and under floor heating. Extensive fitted wardrobes.



Utility Room

9'6"ax x 12'3" max (2.9max x 3.75 max)

L shaped Laundry room with the original side by side Belfast sinks. Ceiling clothes pulley. Ample space for appliances. Door to Boiler cupboard wall mounted Gas boiler and shelving. LED downlights and tile flooring.

Shower Room

5'10" x 7'10" (1.8 x 2.4)

Shower enclosure with Mains shower in place, wc and basin. LED downlights and tile flooring.

Home Office + Store

11'5" x 12'3" and 6'6" x 7'2" (3.5 x 3.75 and 2 x 2.2)

Home office with under floor heating and rear facing window. Walk in store which was historically, the Cellar, with original stone slab storage for wine.

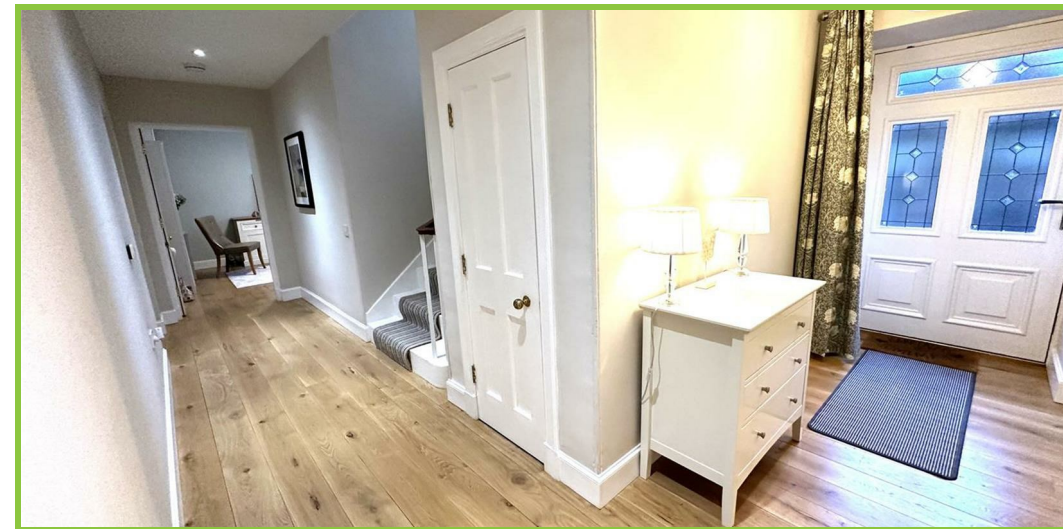
Upper Floor Landing

Upper floor landing accessing Bedrooms 3, 4 and 5 plus Shower Room and wc.

Bedroom 3

14'5" inc to 16'0" x 20'0" (4.4 inc to 4.9 x 6.12)

Beautifully appointed guest bedroom with front facing dormer Bay window. radiator and carpet. Plenty of room for furniture.



Bedroom 4

18'0" x 11'9" (5.5 x 3.6)
Again, beautifully appointed large double bedroom with front facing dormer Bay window. Radiator and carpet.

Bedroom 5

14'5" inc to 16'0" x 20'0" (4.4 inc to 4.9 x 6.1)
Fifth double bedroom with partial coombed ceiling and front facing dormer. Pendant light, radiator and carpet.

Shower Room

7'0" x 7'2" (2.15 x 2.2)
Tiled shower enclosure with Mains shower and waterfall head. marble topped vanity with basin and wc. LED's and tile flooring.

WC

5'1" x 4'7" (1.55 x 1.4)
Basin and wc. Painted wood panelling and ladder radiator. Large ceramic floor tiles.

Garden

Extending to approximately 0.33 of an acre. Specialist dry stane dyke and electronic gates. Mature established garden with variety of productive fruit trees including Fig, Pear, Apple and Cherry. Possible Plot at rear.

Garage

16'4" x 19'8" (5 x 6)
Detached Garage of timber construction with a profiled metal roof and having an electronically operated door. Power and light are connected. There are also external power sockets and a tap to the rear of the Garage.

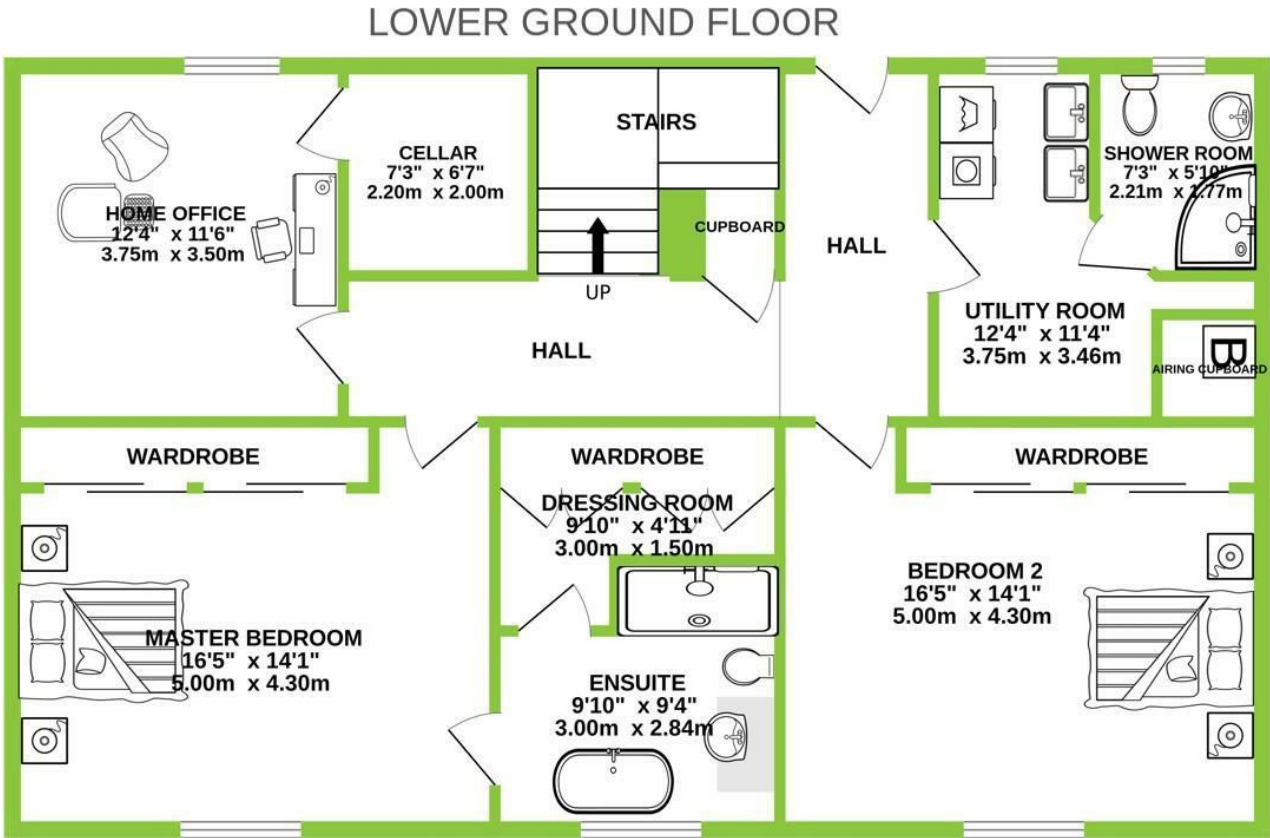


Fixtures and Fittings

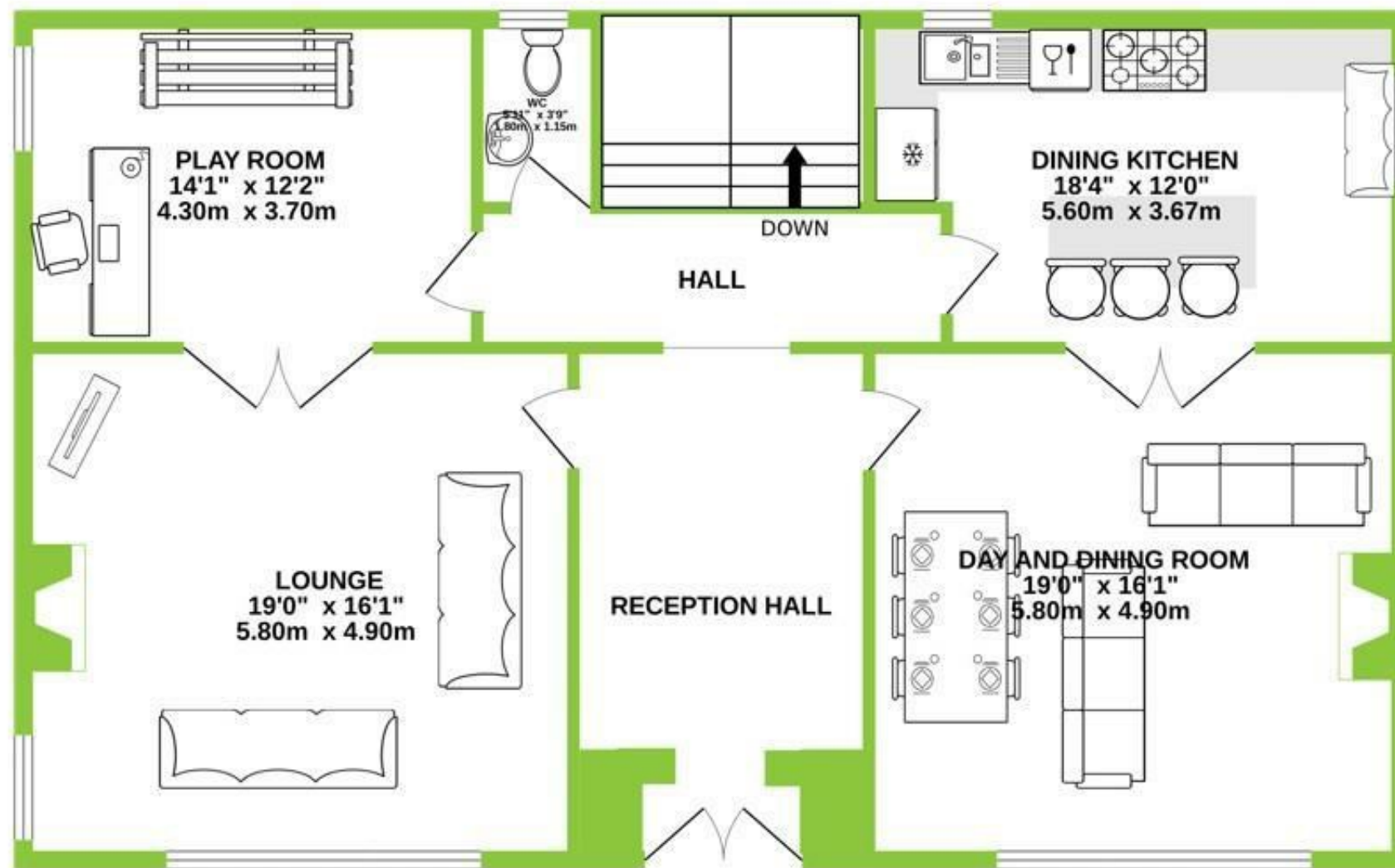
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.

Home Report

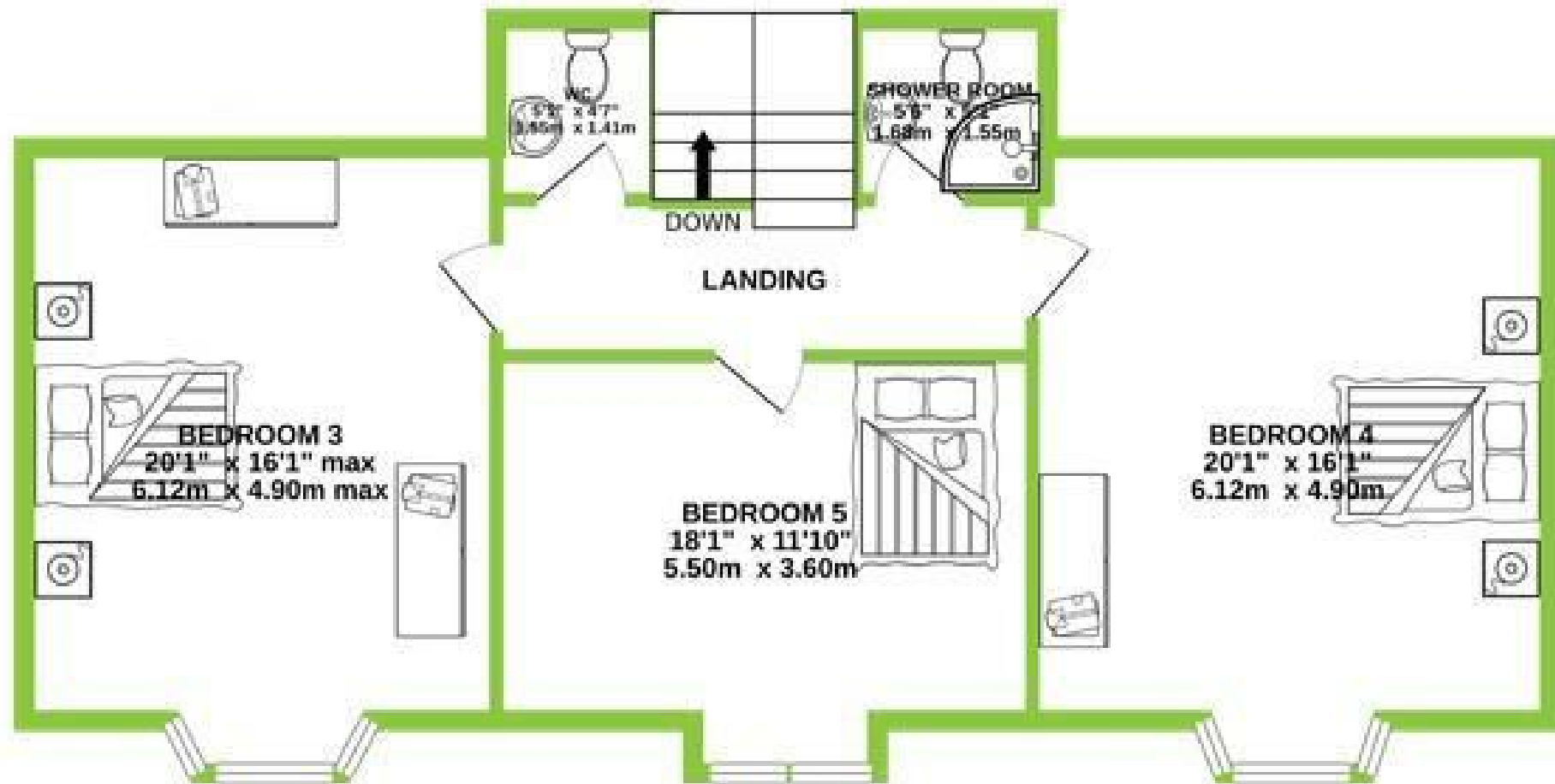
The Home Report Valuation as at May, 2025 is £600,000, Council Tax Band E and EPI rating is C.



UPPER GROUND FLOOR



2ND FLOOR

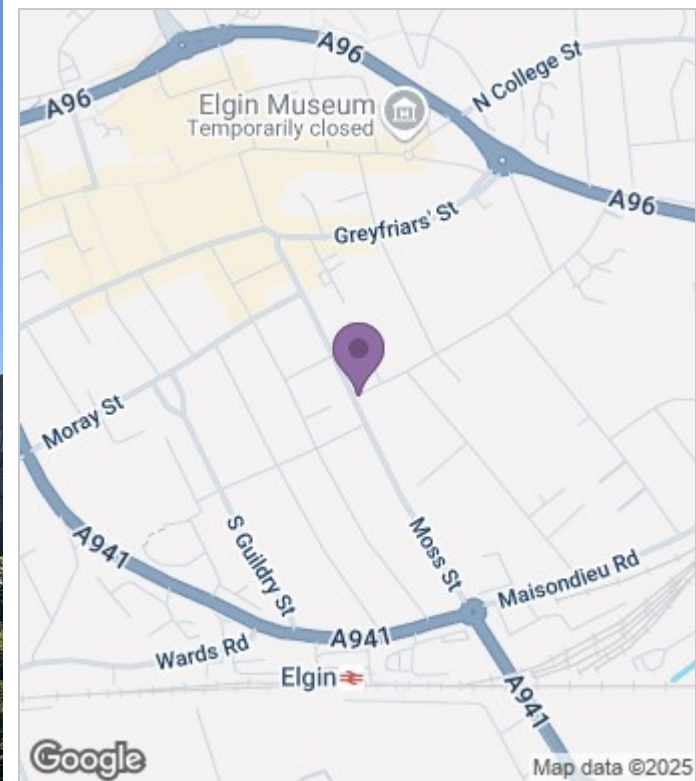




Viewing

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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	