



16 South Guildry Street, Elgin - IV30 1QN

Offers Over £550,000

**PATON & CO**

SALES | LETTINGS | RURAL



## 16 South Guildry Street

Elgin, IV30 1QN

16 South Guildry Street is an impressive five bedroom period townhouse in one of Elgin's most sought after addresses, offering elegant accommodation, flexible living space and private gardens.

- Impressive five bedroom period townhouse
- Highly sought after West End location in Elgin
- Elegant accommodation over multiple levels
- Generous enclosed gardens and sheltered patio
- Extensive private parking and two garages
- Useful outbuildings with development potential (lapsed planning approval)



## Property Description

16 South Guildry Street is a striking and substantial townhouse set within one of Elgin's most established and highly regarded residential addresses. Occupying an elevated south facing position, the property enjoys a wonderful outlook towards Brown Muir and beyond, while remaining within easy reach of the town centre, local amenities and highly regarded schooling.

Rich in period character and extending to approximately 395 sq m, this impressive home offers beautifully proportioned accommodation arranged over multiple levels, combining elegant original features with the flexibility required for modern family living. High ceilings, decorative cornicing, deep bay windows, hardwood flooring and attractive fireplaces all contribute to the home's timeless appeal, while tasteful décor and thoughtful upgrades ensure a comfortable and welcoming atmosphere throughout.

The property welcomes you into a generous vestibule and central hall from which all principal ground floor rooms are easily accessed, creating a practical and flowing layout. The sitting room and living room are both particularly impressive spaces, enjoying excellent proportions and large bay windows that draw in natural light. The dining room offers a superb setting for entertaining, while the spacious kitchen is fitted with an extensive range of cabinetry, integrated appliances and a traditional two oven gas Aga which forms a warm and characterful focal point. A useful utility room lies adjacent, providing further storage and practicality. The sunroom enjoys direct access to the garden and sheltered patio, creating an ideal space for relaxing throughout the seasons. Completing this level is a versatile additional reception room, currently utilised as an office/study (formerly a bedroom), alongside a convenient WC.

The first floor continues to impress, offering five generous bedrooms alongside a range of flexible ancillary accommodation. The principal bedroom enjoys exceptional proportions and attractive views and benefits from an en suite bathroom with shower over the bath. The further bedrooms on this floor benefit from en suite or Jack and Jill facilities including showers. One bedroom is currently utilised as a sewing room and lies adjacent to the linen/boiler room.





The second floor provides excellent versatility, currently arranged as a study/library room, an art room and a music room, making it ideal for home working, creative pursuits or potential additional guest accommodation if desired.

Externally, the property sits within a generous enclosed garden that has been thoughtfully designed for both practicality and enjoyment. A large monoblocked courtyard provides extensive private parking for several vehicles, while smaller areas of lawn, mature borders, espaliered fruit trees and planting soften the setting beautifully. A sheltered patio adjoining the sunroom offers a particularly private and sunny space for outdoor dining and entertaining.

A range of useful outbuildings, including two single garages, a bike shed, potting shed and additional loft storage, provide excellent storage and further potential, subject to the necessary consents.

The property further benefits from double glazing, gas central heating and the addition of a 4kW solar array with a 5kWh battery storage, helping to improve overall energy efficiency while complementing this exceptional and characterful family home.



## Accommodation Comprises

Ground Floor:- Entrance Vestibule, Reception Hall, Sitting Room, Family Room, Dining Room, Kitchen, Utility Room, Sun Room, WC / Cloakroom, 5th Bedroom (En Suite)/ Study/Office, Cellar.

First Floor:- Principal Bedroom (En Suite), Double Bedroom (En Suite), 2 Further Double Bedrooms (one En Suite, one Jack & Jill Bathroom), 5th Bedroom (currently a Sewing Room), Linen/Laundry/ Boiler Room

Second Floor (Attic Accommodation):- Study/Library Room, WC/Shower Room, Art Room, Music Room.

Garden & Grounds:- Private Garden laid to grass, deep beds, espalier fruit trees, Monoblock Courtyard with Private Parking for Several Cars, Sheltered Patio, 2 Single Garages with Workshop/Storage above, accessed via staircase, Potting Shed, Bike Shed.

## Distances

Elgin High Street 0.3 miles, Forres 12 miles, Craigellachie 12 miles, Nairn 22 miles, Inverness Airport 32 miles, Inverness 39 miles, Aviemore 48 miles, Aberdeen 66 miles. (all mileage is approximate).







## General Remarks

What3words:

<https://w3w.co/asserts.simple.signal>

Tenure:

Freehold

Council Tax:

Band F

Energy Efficiency Rating:

Rated D (65)

Services

Gas Central Heating

Mains Gas, Water, Drainage and Electricity

Fibre Broadband services available

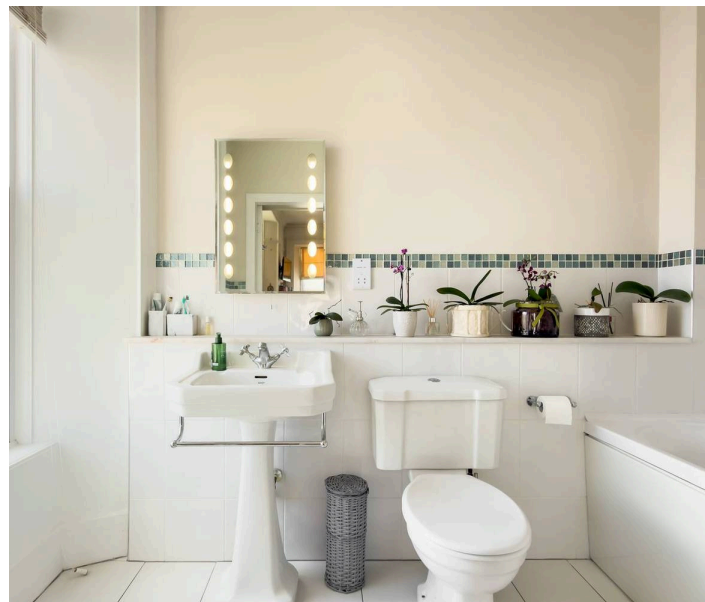
4kW solar array with 5kW battery storage

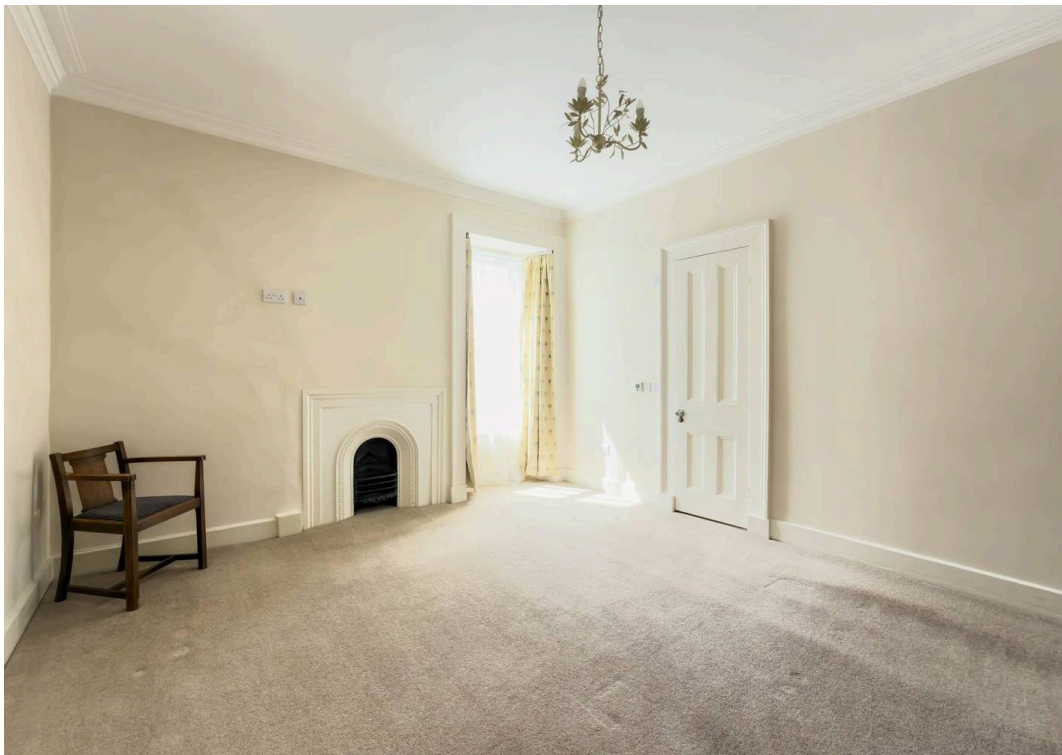
Fixtures and Fittings

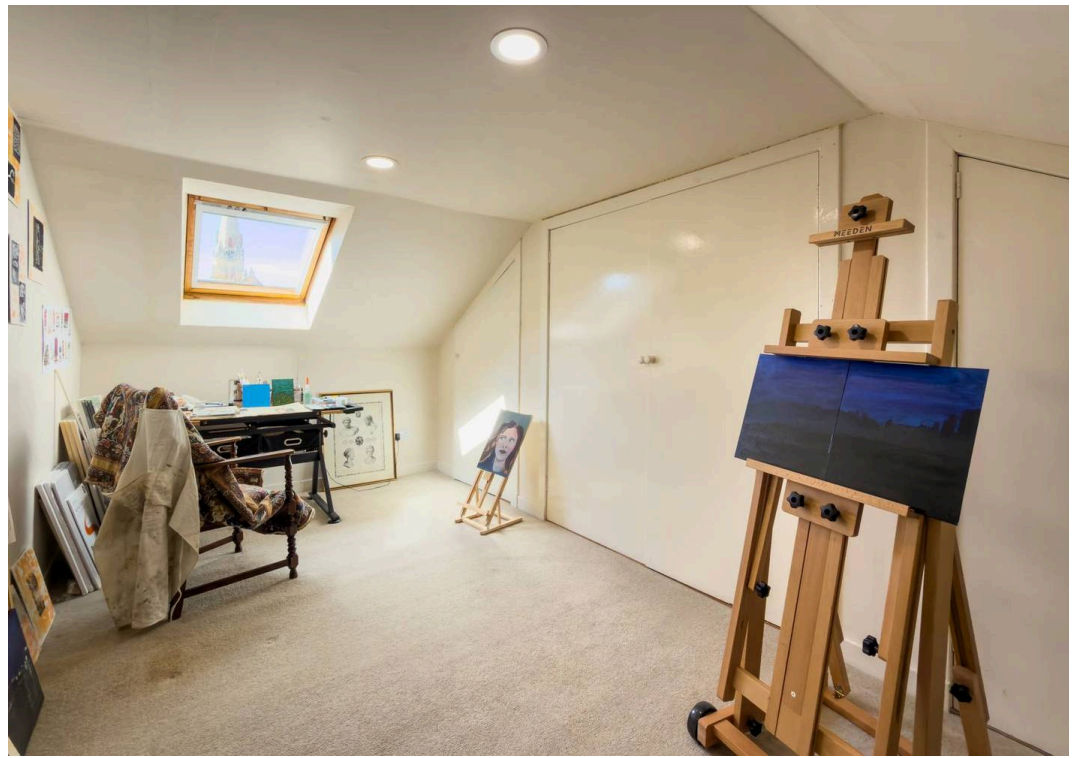
All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

16 South Guildry Street is not a listed building, and is not located within a conservation area.













## Area Insights

16 South Guildry Street enjoys an enviable position within one of Elgin's most established and sought-after residential areas, conveniently located close to the city centre and a wide range of local amenities.

Elgin is the historic and commercial heart of Moray and offers an excellent balance of traditional character, modern conveniences and access to some of the finest scenery in the northeast of Scotland. The city provides an excellent range of everyday amenities, including major supermarkets, independent shops, cafés, restaurants and leisure facilities.

Elgin is also home to a number of highly regarded primary and secondary schools, including the highly regarded private school Gordonstoun, which provides education from ages 4–18, making it particularly popular with families. Cultural attractions include the striking ruins of Elgin Cathedral, often referred to as the “Lantern of the North”, alongside a thriving arts and events scene, museums and a selection of historic buildings throughout the city centre.

For outdoor enthusiasts, the surrounding Moray countryside offers an exceptional lifestyle. The beautiful Moray coastline is easily accessible and is renowned for its wide sandy beaches, dramatic scenery and famous golf courses, including nearby Lossiemouth.

The area also provides excellent opportunities for walking, cycling, fishing and watersports, while the Cairngorms National Park lies within comfortable reach for further outdoor pursuits.

Elgin benefits from excellent transport connections, with regular rail services providing links to Inverness and Aberdeen, both of which offer airports with domestic and international flights. The A96 also provides straightforward road access across the north east, making the area well suited for commuting while still enjoying the lifestyle benefits of Moray living.



## Useful Links

Elgin Train Station- <https://www.scotrail.co.uk/plan-your-journey/stations-and-facilities/elg>

Elgin Museum- <https://elginmuseum.org.uk>

West End Primary School - <https://westendprimaryschool.co.uk>

Elgin Academy - <https://elginacademy.org.uk>

Moray Council - <https://www.moray.gov.uk>

Dr Gray's Hospital - <https://www.nhshighland.scot.nhs.uk/your-services/hospitals-and-health-centres/dr-grays-hospital-elgin/>

Moray Leisure Centre - <https://www.morayleisure.com>

Elgin Golf Club - <https://www.elgingolfclub.com>

Lossiemouth East Beach - <https://www.visitscotland.com/info/see-do/lossiemouth-east-beach-p255861>

Johnstons of Elgin - <https://www.johnstonsofelgin.com>

Elgin Cathedral - <https://www.historicenvironment.scot/visit-a-place/places/elgin-cathedral/>

Gordon & MacPhail - <https://www.gordonandmacphail.com>

Moray Firth Coast - <https://www.moray-speyside.com>

Cairngorms National Park - <https://www.cairngorms.co.uk>

Moray College UHI - <https://www.moray.uhi.ac.uk>

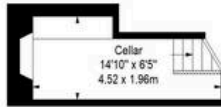
Gordonstoun School - <https://www.gordonstoun.org.uk>



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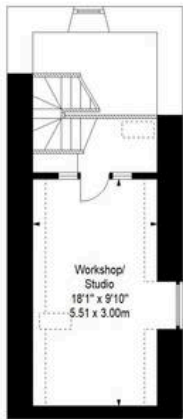
Approx. Gross Internal Area  
4441 Sq Ft - 412.57 Sq M  
Out Building & Store  
Approx. Gross Internal Area  
965 Sq Ft - 89.65 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Lower Ground Floor



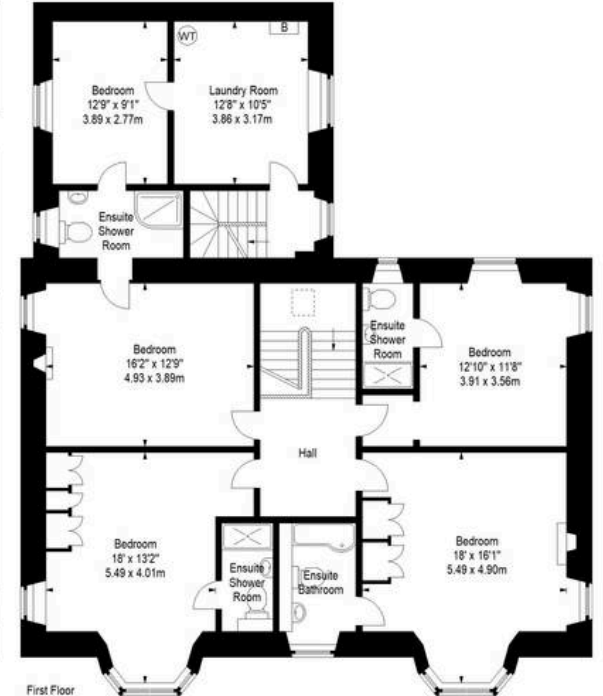
Ground Floor



First Floor



Second Floor



First Floor



### **Compliance**

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

### **Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### **Important Notice**

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.





## Paton & Co

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