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CLUNY ESTATE AGENTS

7 Mayne Road, Elgin, IV30 1NY
Offers Over - £260,000







This detached Grade B listed, three storey period property is located in Elgin's sought after West End and represents an ideal development opportunity for conversion to a substantial family home.

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Built in 1827, this detached three storey house is Grade B Listed and enjoys a desirable location in the sought-after West End of Elgin, representing an ideal opportunity to acquire a substantial property as a development opportunity for conversion to a family home. Formerly used as a commercial premises an application for change of use to a residential dwelling has just been approved.

Proposed plans for the interior conversion have been drawn up by CM Design and can be viewed at our Elgin Office. Following the internal alterations, the accommodation would comprise to the ground floor: Entrance vestibule, hallway, lounge with fireplace, family room/dining room with archway through to kitchen and access to an outside decked area, pantry , WC and a bedroom with en suite shower room. To the first floor would be two bedrooms with en suite facilities and a large study. The lower ground floor would consist of two bedrooms, a utility/laundry, accessible bathroom, a reception room and a further bedroom with en suite.

The front garden is bounded by a stone wall and hedge and contains mature trees and shrubs, with stone steps leading to the front door, lending a feeling of grandeur. At the rear there is a further garden area which could be extended to the boundary wall, and off-street parking for several cars, with vehicular access from South Street shared with the neighbouring property.

The perfect combination of well proportioned accommodation and an enviable location jut a stone's throw away from Elgin town centre, amenities and transport links, we highly recommend a viewing to fully appreciate the development potential this property has to offer.









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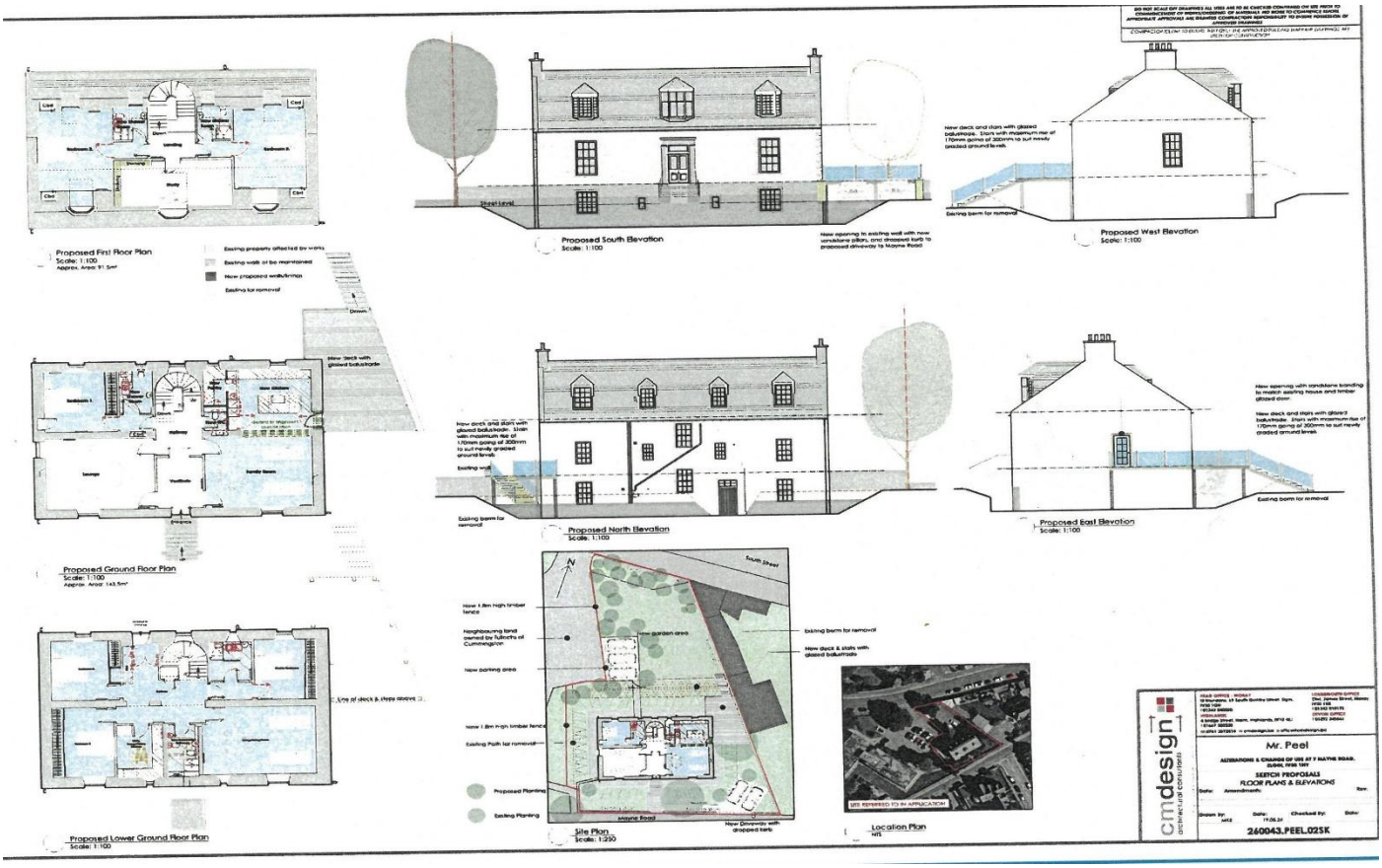


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Grade B Listed Building
EPC Rating E
Freehold



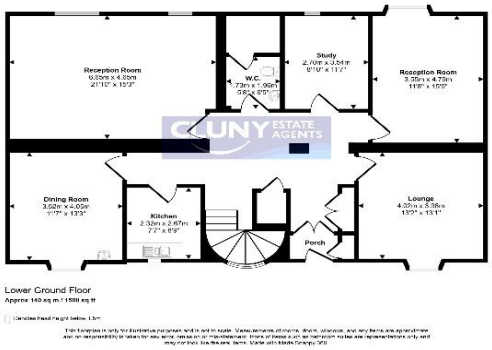


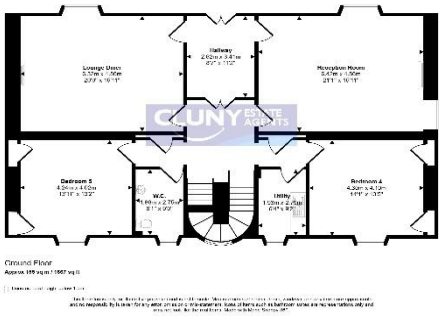


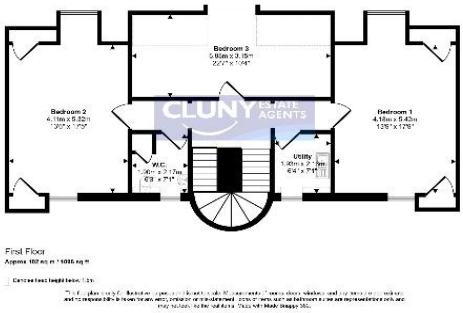
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·EXISTING LAYOUT: Ground Floor

. Hallway	2.62m x 3.41m	Study	2.70m x 3.54m
. Reception Room	6.42m x 4.86m	WC	1.73m x1.96m
. Lounge/Diner	6.32m x 4.86m		
. Bedroom 4	4.30m x 4.10m		
. Bedroom 5	4.24m x 4.02m	FIRST FLOOR	
. WC	1.86m 2.75m	Bedroom 1	4.18m x 5.42m
. Utility	1.93m x 2.79m	Utility	1.93m x 2.16m
		Bedroom 2	4.11m x 5.32m
LOWER GROUND FLOOR		WC	4.11m x 5.32m
. Reception Room	6.65m x 4.65m	Bedroom 3	6.88m x 3.15m
. Dining Room	3.52m x 4.05m		
. Kitchen	2.32m x 2.67m		
. Lounge	4.02m x 3.98m		
. Reception Room	3.55m x 4.79m		







THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.