



OLDMILLS HOUSE OLDMILLS ROAD

ELGIN, IV30 1YH

£795,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to bring to the market this magnificent detached residence, originally built in 1699, which has been beautifully renovated throughout to an exceptional standard. Set within approximately 1.5 acres of mature grounds, the property perfectly combines timeless period character with contemporary style and comfort.

Behind its elegant façade lies a truly spacious and versatile home, boasting six bedrooms, four reception rooms, and four bathrooms, providing outstanding flexibility for family life, multigenerational living, entertaining, or working from home.

Every detail has been thoughtfully considered during the renovation, preserving original architectural features while introducing luxurious modern finishes. The result is a home of rare quality and distinction.

The accommodation flows effortlessly, with light-filled rooms offering a sense of warmth and grandeur. The stunning kitchen and dining area provide a superb hub for family gatherings, while the elegant living rooms offer space for both relaxation and formal entertaining. The bedrooms are beautifully proportioned, with the principal suite enjoying its own en suite and dressing room with views over the expansive grounds.

Outside, the property enjoys extensive private gardens extending to around 1.5 acres, featuring manicured lawns, mature trees, and plenty of space for outdoor entertaining or simply enjoying the peaceful surroundings. Outbuildings, garage and generous driveway provide ample parking.

 **ARANCI
& FIRTH**
PROPERTY

OLDMILLS HOUSE OLDMILLS

- Magnificent detached residence, beautifully renovated throughout
- Set within 1.5 acres of mature, landscaped grounds offering privacy and tranquillity
- Six bedrooms, four receptions, and four bathrooms providing flexible family living
- Beautifully blends period charm with modern luxury throughout
- Stunning kitchen and dining area ideal for family life and entertaining
- Elegant, light-filled living rooms with a sense of warmth and grandeur
- Luxurious principal suite with en suite, dressing room, and garden views
- Garage, outbuildings and ample driveway parking
- Desirable Oldmills Road location, close to shops, schools, and amenities
- A rare opportunity to own a historic home of exceptional quality







CELLAR



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 FLOOR 1: 17.79 m², FLOOR 2: 236.49 m², FLOOR 3: 215.12 m²
 EXCLUDED AREAS: COVERED PORCH: 3.53 m²
 TOTAL: 469.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

EPC Rating: C Council Tax Band: H

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Inclusions: - Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

Aranci & Firth
 Caledonian House 164 High Street
 Elgin
 Moray
 IV30 1BD

01343 553 977
 deena@aranci-firth.co.uk

