

5 Thunderton Place, Elgin IV30 1BG



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7 Mayne Road, Elgin IV30 1NY



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.

**DETACHED PERIOD PROPERTY
GRADE B LISTED
DEVELOPMENT OPPORTUNITY
NOW CLASSIFIED AS A
RESIDENTIAL PROPERTY
PROPOSED PLANS AVAILABLE
GARDEN AND OFF-STREET
PARKING
EPC RATING E
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£260,000**

E1213

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 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 just a stone's throw from Elgin town centre, amenities and transport links, we highly recommend a viewing to fully appreciate the development potential this property has to offer.





CLUNY ESTATE AGENTS



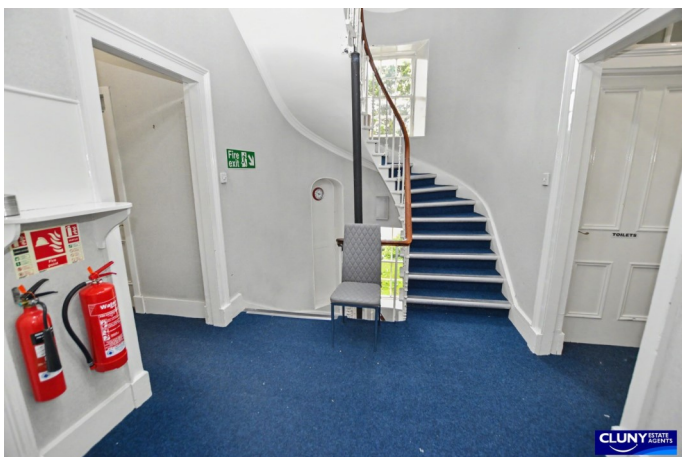
CLUNY ESTATE AGENTS

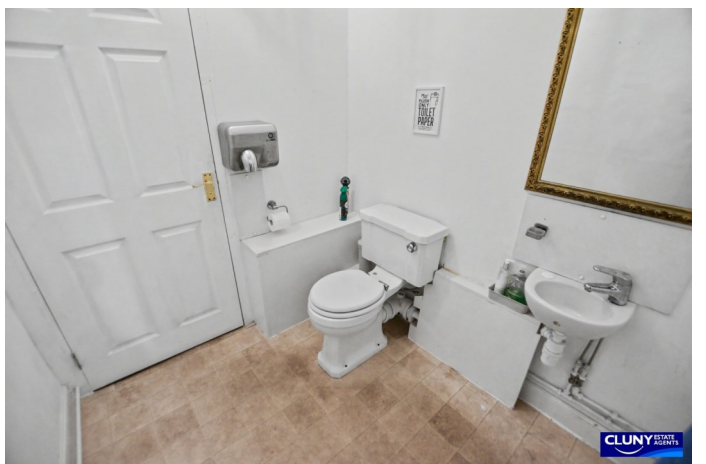


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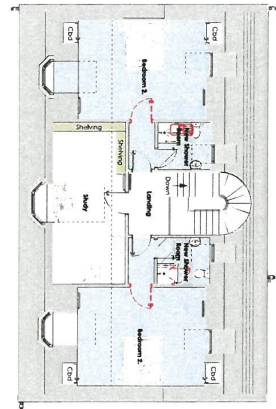


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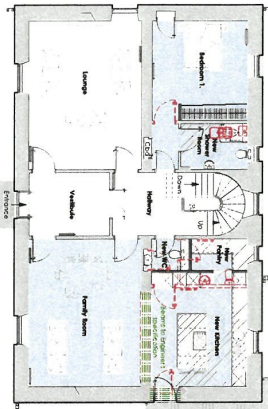




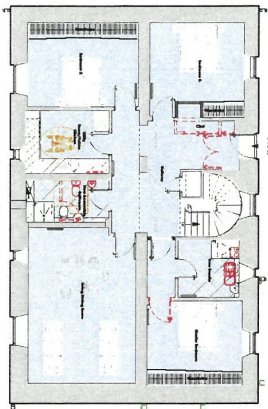




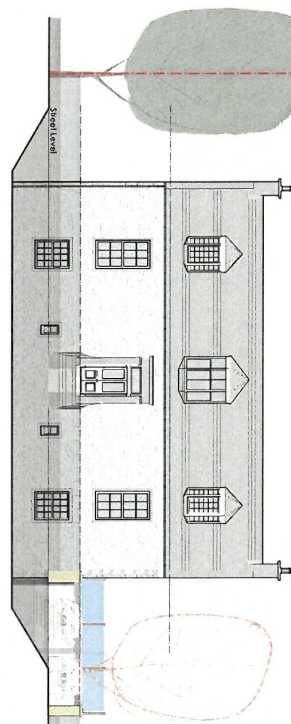
Proposed First Floor Plan
Scale: 1:100
Approx. Area: 91 Sqm



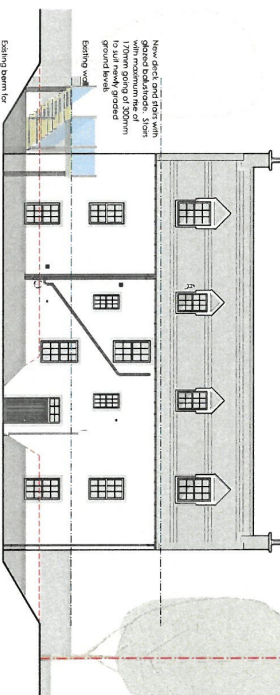
Proposed Ground Floor Plan
Scale: 1:100
Approx. Area: 143 Sqm



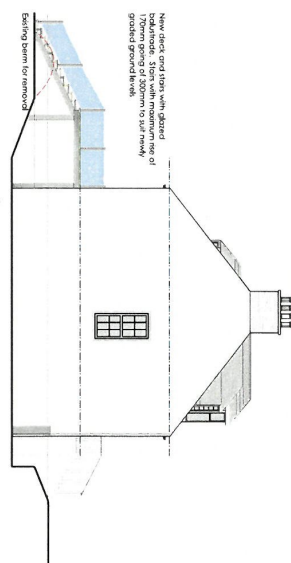
Proposed Lower Ground Floor Plan
Scale: 1:100



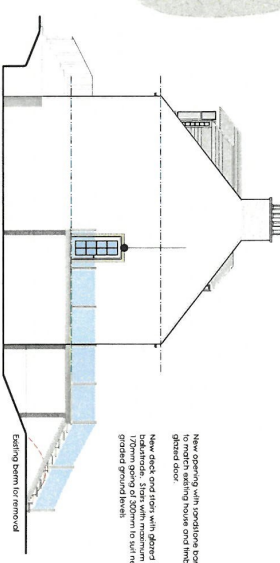
Proposed South Elevation
Scale: 1:100



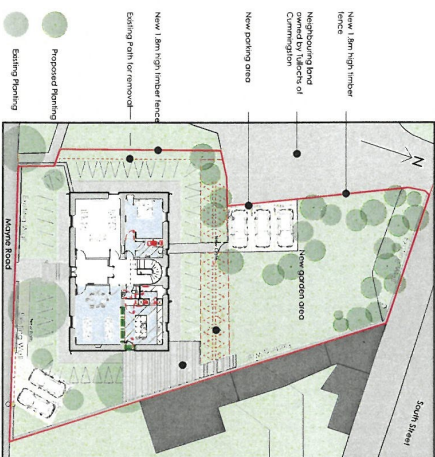
Proposed North Elevation
Scale: 1:100



Proposed West Elevation
Scale: 1:100



Proposed East Elevation
Scale: 1:100



Site Plan
Scale: 1:250



Location Plan
Scale: 1:250

DO NOT SCALE OR DIMENSION THIS PLAN. ALL MEASUREMENTS SHOWN ON THIS PLAN TO BE APPROVED BY THE LOCAL AUTHORITY. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

cmdesign
architectural consultants

Mr. Peel
ATTORNEY & CHIEF OF COUNSEL AT 77 AVENUE ROAD
REH, INVA, NY
FLOOR PLANS & ELEVATIONS
DATE: 10/10/2020
CHECKED BY: 260003.PEEL.025K

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If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

EXISTING LAYOUT: Ground Floor

• Hallway	2.62m x 3.41m
• Reception Room	6.42m x 4.86m
• Lounge/Diner	6.32m x 4.86m
• Bedroom 4	4.30m x 4.10m
• Bedroom 5	4.24m x 4.02m
• WC	1.86m x 2.75m
• Utility	1.93m x 2.79m

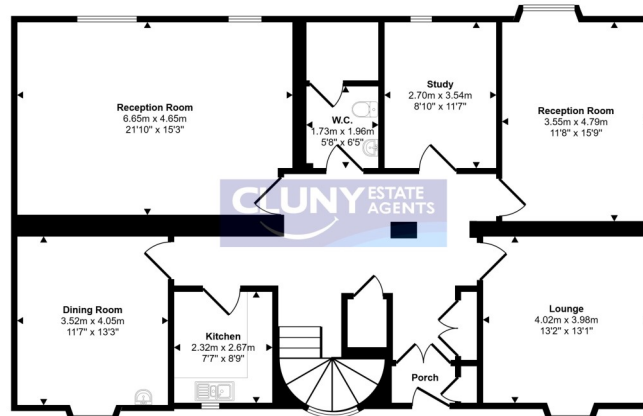
Lower Ground Floor

• Reception Room	6.65m x 4.65m
• Dining Room	3.52m x 4.05m

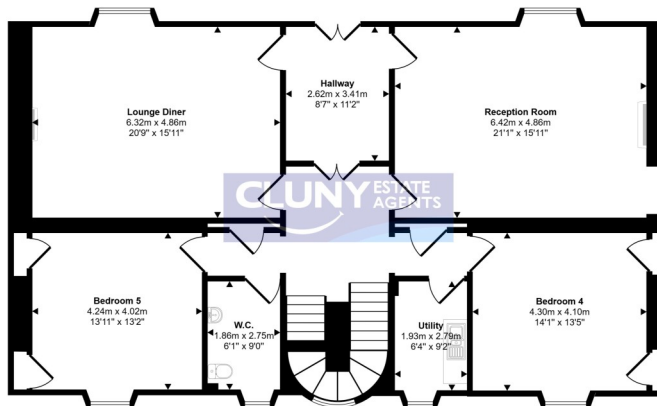
• Kitchen	2.32m x 2.67m
• Lounge	4.02m x 3.98m
• Reception Room	3.55m x 4.79m
• Study	2.70m x 3.54m
• WC	1.73m x 1.96m

First Floor

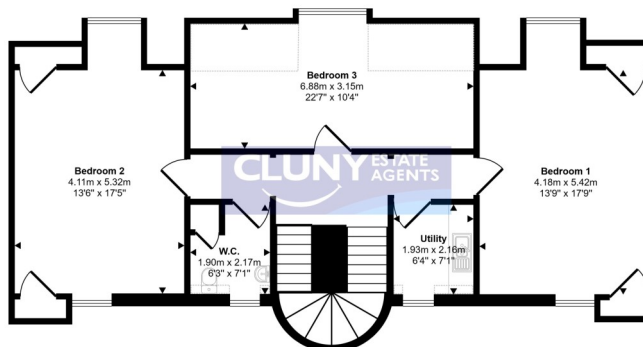
• Bedroom 1	4.18m x 5.42m
• Utility	1.93m x 2.16m
• Bedroom 2	4.11m x 5.32m
• WC	4.11m x 5.32m
• Bedroom 3	6.88m x 3.15m



Lower Ground Floor
Approx 140 sq m / 1508 sq ft



Ground Floor
Approx 155 sq m / 1667 sq ft



First Floor
Approx 102 sq m / 1096 sq ft

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.