

FOR SALE
STUDENT ACCOMMODATION / RESIDENTIAL DEVELOPMENT OPPORTUNITY
(SUBJECT TO PLANNING)



Alba Place, Bishopmill
Elgin, IV30 4JN

- Total Gross Internal Area — 999.20 sq m / 10,755 sq ft or thereby
- Ground and first floor accommodation
- 40 Bedrooms
- Guide price: On application
- 12 car parking spaces
- Floor plans available on application

LOCATION

Elgin is the capital and administrative centre for the Council region of Moray. The town has a population of circa 20,000 and a wider regional catchment of around 50,000. The town is also home to headquarters of Moray Council and benefits from a railway station on the Inverness to Aberdeen line. There are also regular bus services to the surrounding areas. The town is an important regional centre of education, tourism, agricultural and distilling industries and also general retail.

The property is located in a primarily residential area in the Bishopmill area of the town around one mile to the north of the town centre. The residence is located on the north side of Alba Place within a recently completed affordable housing development immediately adjacent. There is a children's care home located to the immediate south of the property.



DESCRIPTION

The subjects comprise a modern two storey student residence of modern construction. Internally, the accommodation is finished to a high standard and is fitted out as 40 student bedrooms split into 6 main flats with ancillary accommodation. Each bedroom has a dedicated En-Suite WC/Shower Room and there is a communal Kitchen/Living Room for each cluster of flats. The studio rooms have their own dedicated Kitchen units incorporating cooking equipment.

Externally, there is a dedicated parking area to the front of the building which is surfaced and has capacity for 12 vehicles.



ACCOMMODATION

Floor	Description	Sq. M	Sq. Ft
Ground	Student accommodation with ancillary facilities.	500.76	5,390
First	Student accommodation with ancillary facilities.	498.45	5,365
Total		999.20	10,755

Room Type	Specifications	Nos
Ground Floor – Single Rooms	12.9 sq m rooms (all En-Suite)	18
Ground Floor – Studio Rooms	19.3 sq m rooms (has private Kitchen units and En-Suite)	1
Ground Floor – Accessible Rooms	24.5 sq m rooms (has En-Suite)	1
First Floor – Single Rooms	12.9 sq m rooms (all En-Suite)	18
First Floor – Studio Rooms	19.3 sq m rooms (has private Kitchen units and En-Suite)	1
First Floor – Accessible Rooms	24.5 sq m rooms (has En-Suite)	1
Total		40

SERVICES

The subject property is connected to mains supply of electricity, water, gas plus mains drainage. Each room/area has wall mounted electric storage heaters with thermostatic controls. We understand the hot water system is powered by mains gas.

The building currently benefits from a fire alarm, security alarm and CCTV as well as a secured door system.

GUIDE PRICE

On application.

VAT

All prices quoted are net of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs. Should LBTT or registration dues be applicable, the purchaser will be liable.

DATE OF ENTRY

Available immediately.

EPC

On application.

VIEWING

Graham + Sibbald
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



KENNY MCKENZIE

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IMPORTANT NOTICE

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5. Date Published: January 2026

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