

# 27 North College Street

ELGIN, MORAY, IV30 1ET



*A SUPERBLY POSITIONED TRADITIONAL PROPERTY  
FULLY MODERNISED IN CENTRAL ELGIN*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



---

McEwan Fraser Legal is delighted to present this pristine walk-in condition, two-bedroom traditional stone and slate mid-terrace house. Located opposite the mature forested grounds of Grant Lodge, midway between Elgin Cathedral and Museum with Cooper Park and the Town centre within 5 minutes walk.

The property is immaculately presented in a traditional style with a modern twist. Inside, the simple layout of the property is one of its strengths. Entering via the front door to a bright laminate floored hall with stairs to the first floor. To the right is bedroom two, a large mirrored double wardrobe and a small storage cupboard with fresh neutral colours and original coving. Discreetly built under the stairs is a convenient traditional WC with partially tiled walls and a high cistern. The large family lounge laminate floored with a multi-fuel fireplace, small dining area, and a door leading to the garden is at the end of the hall. A door from the lounge leads to the small but beautifully equipped modern kitchen with gas hob, electric oven under counter washer/drier and fridge/freezer. The floor is stone-tiled, and white tile splashback surround plus cooker hood with excellent storage capacity.

---

**27 North College Street**



the lounge











**bedroom 2**





---

Moving upstairs is bedroom one, a spacious neutrally decorated room with dual aspect windows heightening the light, airy feel; there is a small storage cupboard underneath the front window and ceiling downlights. The family bathroom with shower over bath full height splashback and vertical radiator complete the interior.

In addition to this, the property has a large enclosed rear garden. You come out to a small stone patio; there is a shrub border stone path and a large lawn area. To the rear of the medium-sized wooden shed is a wooden bench. There is no garden to the front. The present owners have completed all the property's modernisation so you can simply enjoy living there. (gas central heating, double glazing, damp membrane, roof work, lime repointing, 2nd toilet).

This is a rare opportunity to acquire a superbly positioned traditional property fully modernised in central Elgin.

---

**27 North College Street**

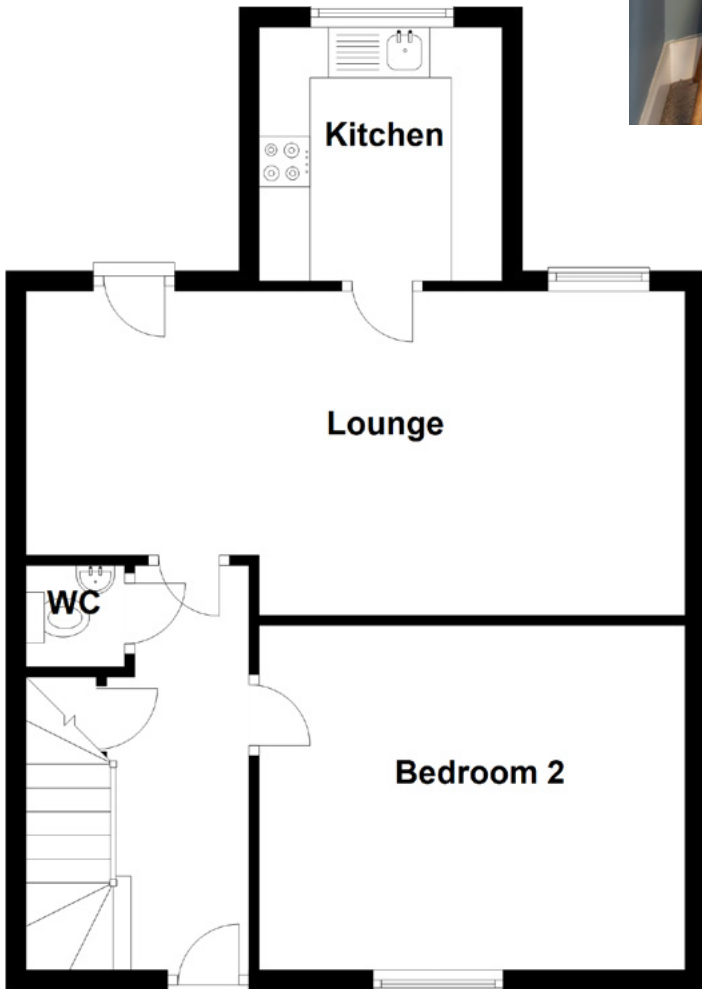












Approximate Dimensions  
(Taken from the widest point)

Lounge	6.50m (21'4") x 3.20m (10'6")
Kitchen	2.50m (8'3") x 2.40m (7'10")
Bedroom 1	4.20m (13'9") x 4.10m (13'5")
Bedroom 2	4.20m (13'9") x 3.40m (11'2")

Bathroom 2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

EPC Rating: E

## Floor Plan









---

Elgin is situated on the A96 trunk road which links the cities of Aberdeen in the east and Inverness in the West. The town of Elgin provides everything one would expect, comprehensive educational facilities are available in and around the city including pre-school, primary school, secondary and higher education with the renowned Gordonstoun Public School a short drive away. It boasts numerous leisure facilities including, health clubs, swimming pool, golf courses, outdoor and indoor bowling facilities to name but a few. Within the centre, banks, restaurants, cafés, pubs, a variety of local shops and supermarkets, can be found in and around the city.

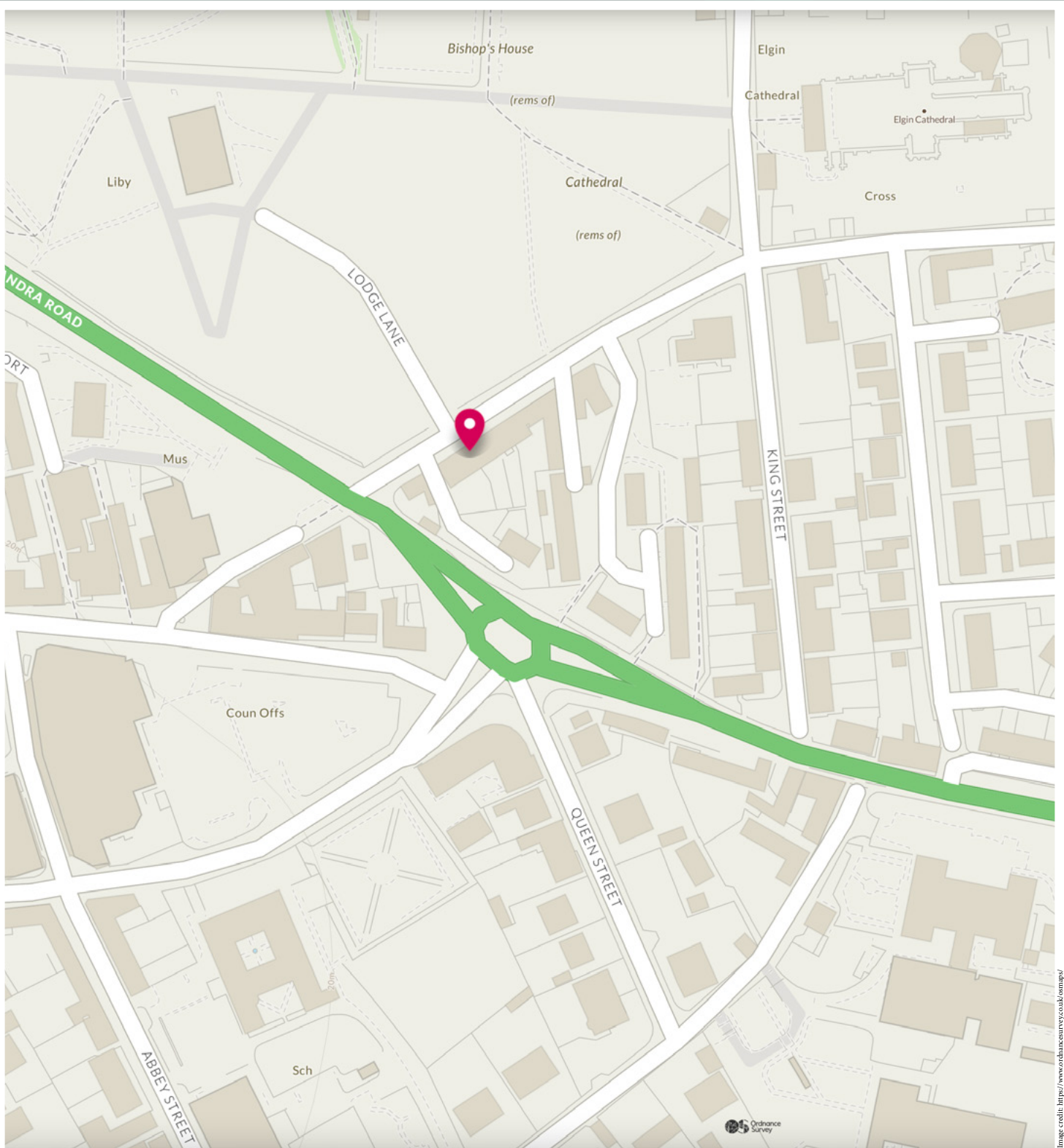
The Moray Coast is renowned for its relatively mild and dry climate and breath-taking scenery south to the mountains and north to the Moray Firth where you have a choice of walks on spectacular beaches, whilst enjoying the abundance of wildlife including dolphins and seals, which can be seen along this rugged coastline. The River Spey is a short drive from this property and is world famous for its salmon and trout fishing.

---









# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**SCOTT MARSHALL**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.