

16 North Guildry Street

ELGIN, MORAYSHIRE, IV30 1JR



Elegant and characterful three-bedroom townhouse in the heart of Elgin, featuring traditional charm, a spacious basement workshop, and garage



01542 280 444



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Tucked away in a prime central location, just moments from Elgin's vibrant town centre and an array of local amenities, this charming mid-terrace townhouse offers a rare opportunity to own a beautifully proportioned period property with modern comforts and timeless character. This traditional home spans four spacious floors, showcasing original architectural features and well-planned living areas ideal for both family life and investment potential.

THE KITCHEN



Upon entering, you are welcomed by a bright and airy entrance hall, complete with a convenient storage cupboard. To the right, the generously sized kitchen offers ample space for cooking and dining, featuring a large window that fills the room with natural light. Opposite, the living room is a cosy yet spacious retreat, perfect for relaxing or entertaining, with classic proportions and a warm, inviting atmosphere.

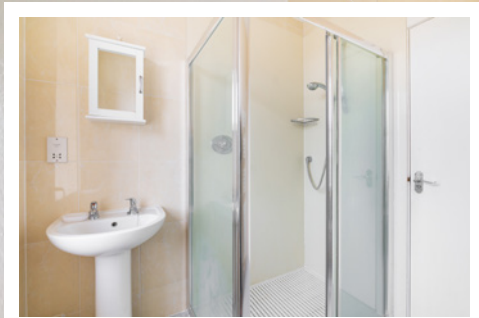
THE LOUNGE





A staircase leads to the first floor, where you'll find two well-appointed double bedrooms, both benefiting from built-in wardrobes for excellent storage. The family shower room is smartly finished with a modern suite and level access shower, offering both comfort and practicality.

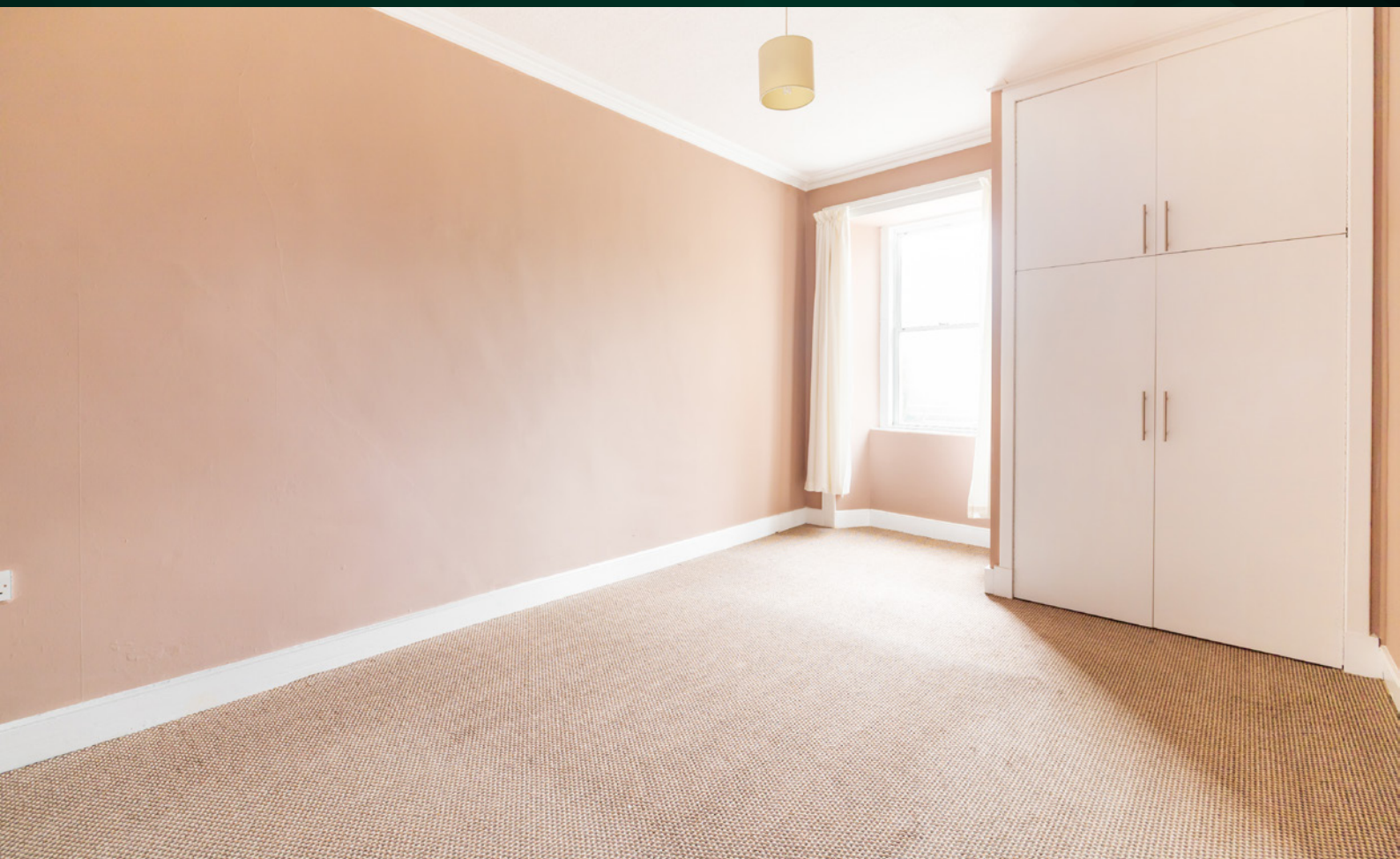
THE SHOWER ROOM



BEDROOM 2



BEDROOM 3



The top floor reveals a tranquil landing area with a built-in storage cupboard, leading to the third double bedroom, a bright and peaceful space, ideal as a main bedroom, guest room, or home office, with views over the rooftops of Elgin.

THE MASTER BEDROOM





One of the home's standout features is the large basement room, currently set up as a workshop. With power, lighting, and easy access from the hallway, this versatile space could be transformed to suit a variety of needs, whether as a studio, gym, hobby room, or additional storage.

THE BASEMENT



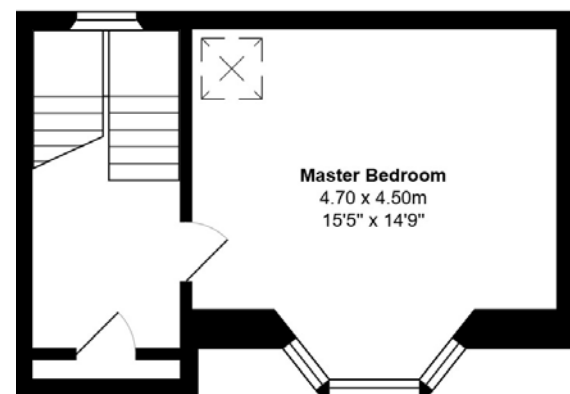
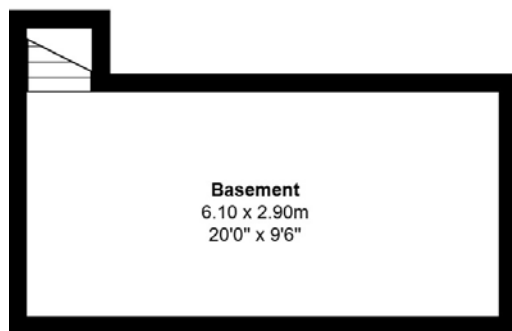
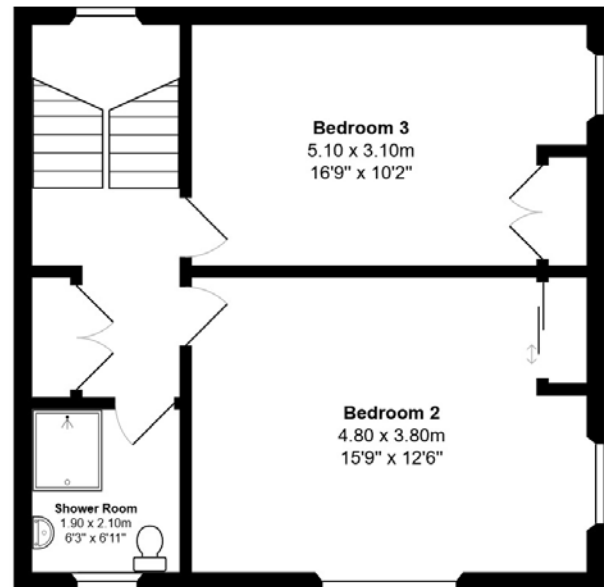
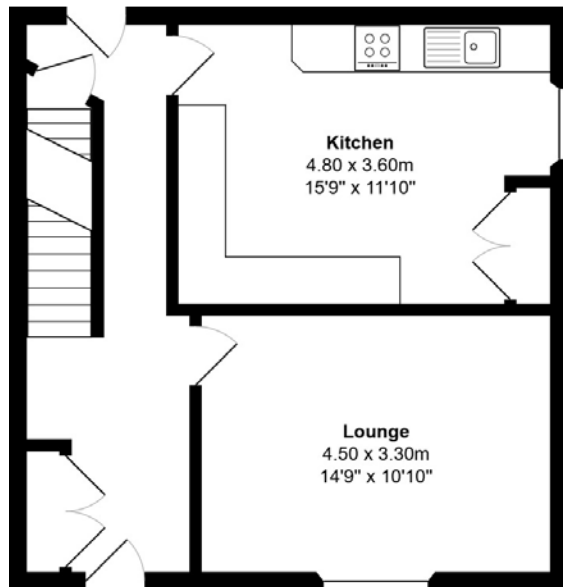
Externally, the property continues to impress. To the left-hand side, a single garage provides off-street parking or further storage. To the rear, you'll find a shared lawned garden area, ideal for enjoying the outdoors, along with a private storage shed. With gas central heating and double glazing throughout, this wonderful home combines the charm of traditional architecture with the comfort of modern living.

Whether you're looking for a distinctive family residence or a sound investment in a sought-after location, this exceptional property is well worth viewing.

EXTERNALS

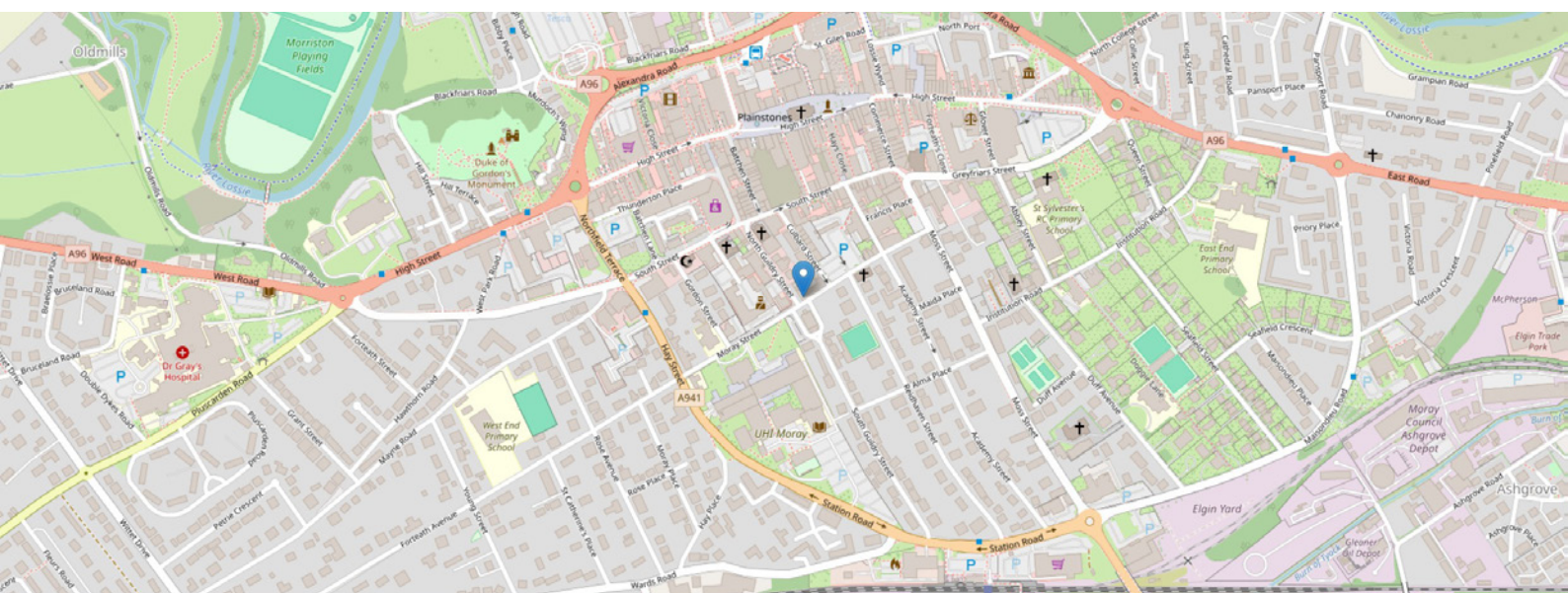


FLOOR PLAN & DIMENSIONS



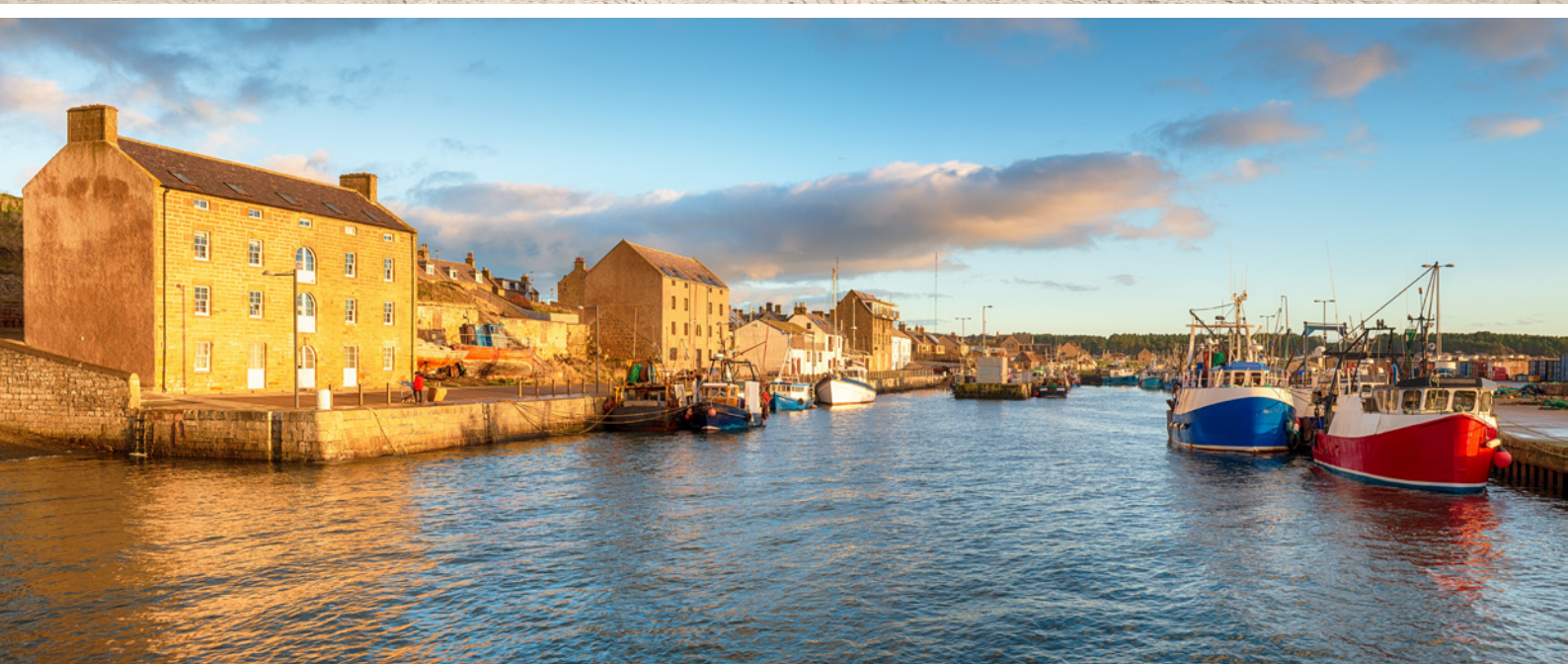
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 141m² | EPC Rating: E



THE LOCATION

Nestled in the heart of Morayshire, Elgin offers the perfect blend of modern convenience, natural beauty, and rich local heritage. Whether you've lived here all your life or are discovering the area for the first time, Elgin welcomes residents of all ages with its warm community spirit and vibrant lifestyle. Ideally positioned between Aberdeen and Inverness, Elgin enjoys excellent connectivity, placing the amenities, opportunities, and energy of these two major cities within easy reach, whether for commuting, shopping, or weekend escapes.





Just a short drive away lies the spectacular Moray coast, where miles of unspoiled beaches and dramatic shoreline offer endless options for seaside walks, wildlife spotting, and relaxation. Traditional harbours and charming villages dot the coastline, while the nearby Whisky Trail invites you to experience some of Scotland's most iconic distilleries.

Elgin itself is a thriving town with a great mix of age groups, creating a friendly and inclusive environment. Families, professionals, and retirees alike will find plenty to enjoy here, from quality schools and green spaces to leisure facilities and cultural landmarks. The town centre features a pedestrian-friendly high street and a bustling shopping scene, with everything from local boutiques to familiar national brands. Nearby retail parks provide further choice, including supermarkets and major stores for all your daily needs. For food lovers, Elgin doesn't disappoint. A diverse range of eateries, from cosy cafés and artisan bakeries to international restaurants and takeaway favourites, ensures there's something to suit every taste and budget.

Combining the comfort of small-town living with the benefits of city access and coastal charm, Elgin truly offers the best of all worlds. Discover a place where lifestyle, location, and community come together; your new beginning could start right here in Elgin.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01542 280 444

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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