







### Lower Millbank

EAST HIGH STREET, ELGIN, MORAY, IV30 4EJ





Elgin is situated on the A96 trunk road which links the cities of Aberdeen in the East and Inverness in the West and provides most facets of modern day city living. Other educational facilities are available in and around the city including preschool and higher education. Elgin also boasts numerous leisure facilities including, health clubs, swimming facilities, golf courses, outdoor and indoor bowling facilities to name but a few.

Within the centre, banks, restaurants, cafés, pubs, a variety of local shops, supermarkets, and national

chain stores 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 spectacular mountains and north to the Moray Firth where you have a choice of spectacular walks on pebbled and sandy 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. The angler really is spoilt for choice with numerous rivers, beaches and local harbours all within a short distance of this property. There are several other outdoor leisure pursuits within easy reach that include boating, sailing, golfing, shooting and skiing in the Cairngorms and The Lecht in winter. Easy access to the A96 gives direct routing to Aberdeen, approximately 64 miles to the East and to Inverness 44 miles to the West. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen and Inverness Airports.











McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this two-bedroom lower flat (also with study and playroom), which was originally part of Millbank House, a Category B Listed Building, being built around 1850.

This well-maintained property, which enjoys views towards the south over the open lawn and has been tastefully modernised to provide a modern living environment. The living accommodation enjoys a good deal of natural light and consists of two bedrooms, lounge/diner, breakfasting kitchen (including electric hob and oven, washing machine and dishwasher) and fully-tiled family bathroom with shower over bath. The property benefits from gas central heating.

This property would appeal to a buyer looking for a living environment, a bit different from modern offerings currently available. The property would also be attractive as a holiday home or letting opportunity close to the centre of Elgin.











# Bathroom Bedroom 1

Room 4 / Study

Lounge

Bedroom 2

# THE DETAILS

Approximate Dimensions (Taken from the widest point)

Lounge6.20m (20'4") x 5.10m (16'9")Kitchen3.90m (12'10") x 3.20m (10'6")Bedroom 14.20m (13'9") x 4.00m (13'1")Bedroom 25.00m (16'5") x 3.80m (12'6")Room 33.50m (11'6") x 2.30m (7'7")Room 4/Study2.60m (8'6") x 2.30m (7'7")Bathroom3.90m (12'10") x 1.90m (6'3")

Gross internal floor area (m²): 99m²

EPC Rating: D

Extras (Included in the sale): Fitted floor coverings and white goods as per sales schedule.

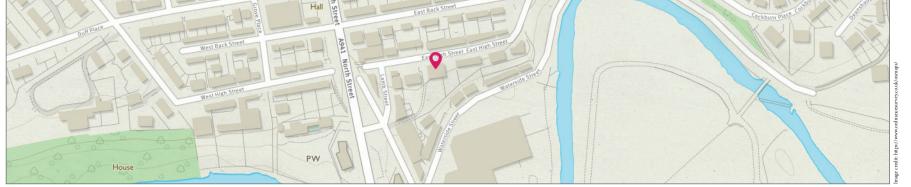
## BEDROOMS AND BATHROOM















Solicitors & Estate Agents

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