



Riverdale

OLDMILLS ROAD, ELGIN, MORAYSHIRE, IV30 1YJ

Tucked away amidst mature trees and sweeping lawns, and enjoying a picturesque position along the banks of the Lossie River, Riverdale is a prestigious 4/5-bedroom home offering both countryside tranquillity and convenient access to Elgin town centre. Just a short walk from local shops and amenities, the property is also perfectly placed for quick travel to major employers and highly regarded schools such as Gordonstoun, Aberlour and the Moray School of Art. Dr Gray's Hospital is also within easy reach, making this an ideal home for professionals and families alike.

Despite being within walking distance of Elgin High Street, Dr Gray's Hospital, Moray Leisure Centre and the town's wide range of leisure, retail and educational opportunities, Riverdale feels as though it is tucked away in a peaceful rural setting. With the scale of its grounds and the sheer scope of its accommodation, this is truly the best of both worlds. A home that amazes with its space and delights with its privacy.

Constructed in 1995, the house is approached via a quiet country lane and set behind hedgerows and fields. The interior extends to an impressive 276m², with the home sitting in grounds of almost one acre. A generous block-paved driveway, lawns, mature planting and stone walls ensure both privacy and a welcoming first impression. Recently fitted carpets throughout lend the property a fresh, contemporary feel.



The Property

RIVERDALE

The home opens with a bright vestibule leading into a grand central hallway, where a striking galleried staircase sets a tone of elegance and space. For over two decades, the current owners have celebrated Christmas here with a magnificent 16-foot tree, a tradition that highlights both the impressive scale of the hall and the welcoming character of the home.

The main family living room is warm and inviting, with earth-toned décor and a rustic cast-iron stove set in a brick-lined hearth. Full-height windows and French doors provide an abundance of natural light and views over the gardens.







At the heart of the house lies a vast open-plan kitchen and dining area, perfectly designed for family life and entertaining. Large windows and patio doors ensure the space is flooded with light. Adjacent is a substantial utility room and cloakroom.





A former garage has been stylishly converted into a gym and fitness studio, while a generously sized ground-floor bedroom with Jack and Jill en-suite offers flexibility for guests or multigenerational living. The en-suite features a bath, shower enclosure, WC and vanity, with tasteful stone-effect finishes.





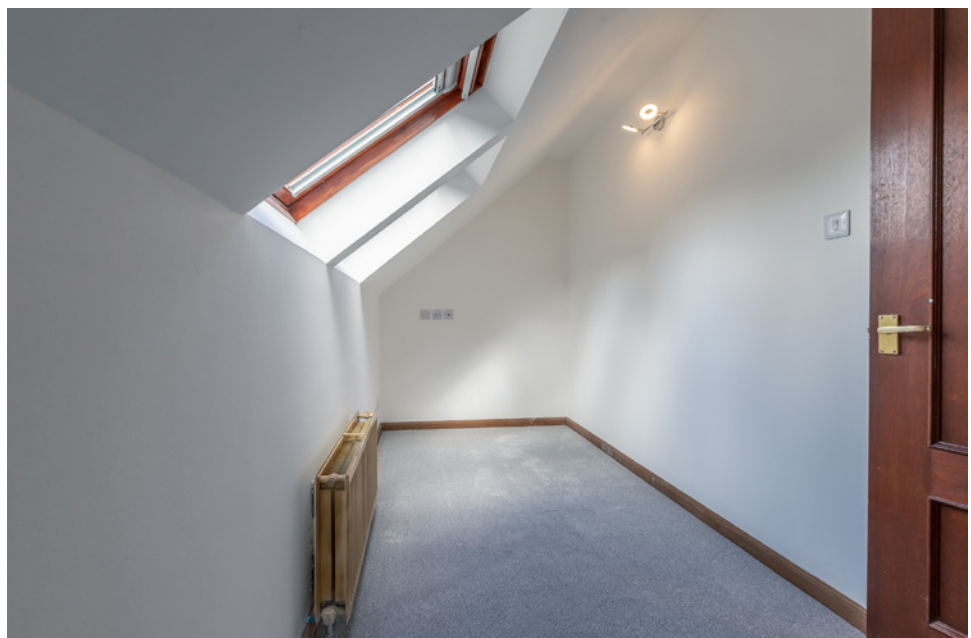


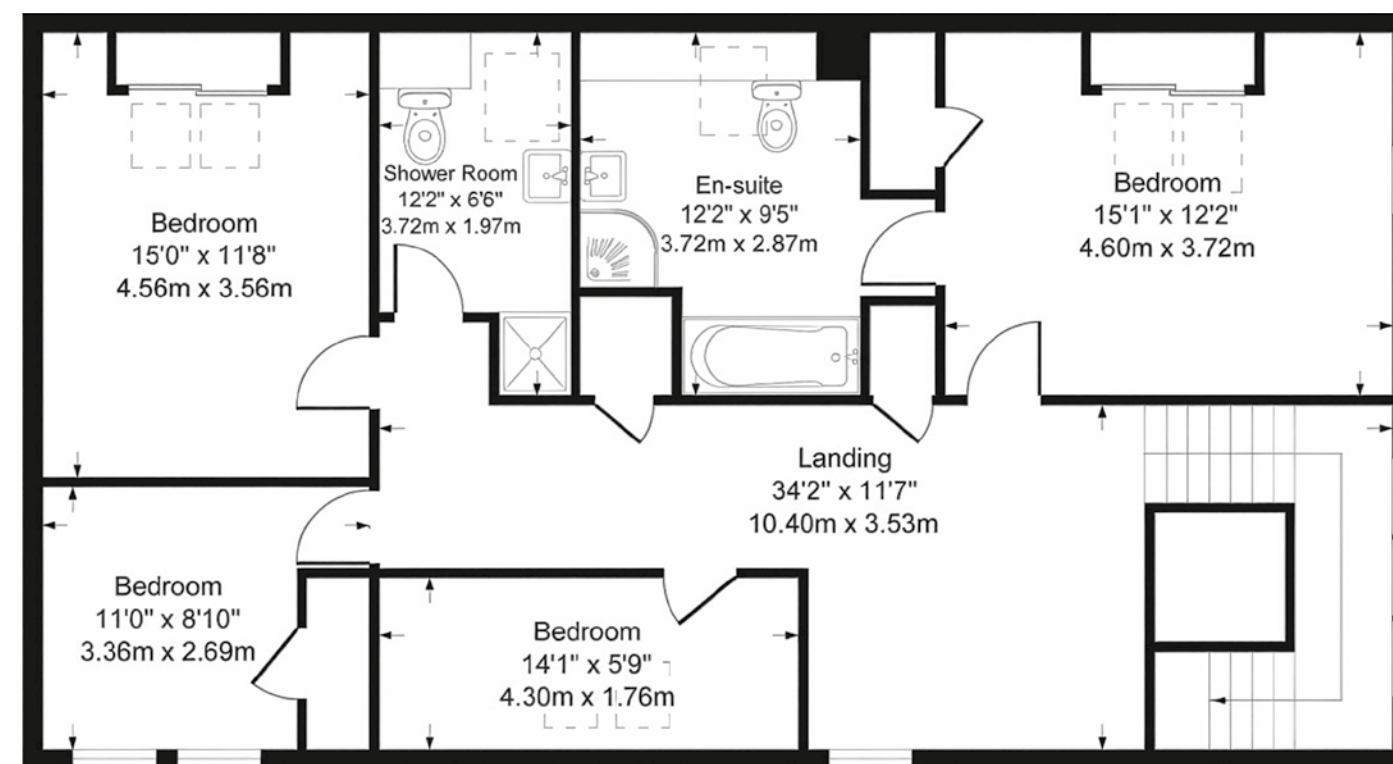
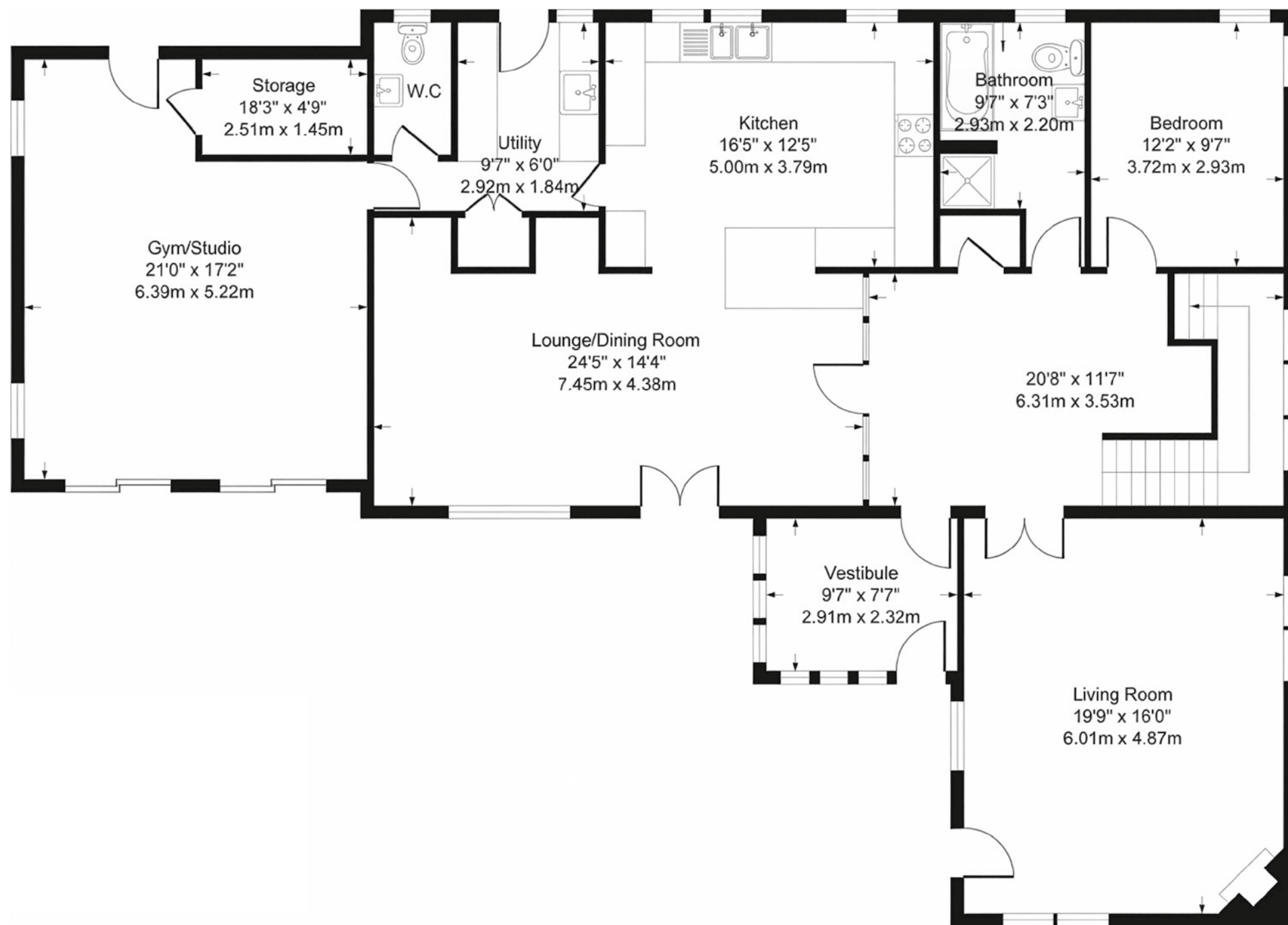
Upstairs, the galleried landing overlooks the gardens through dramatic arched windows. On this level there are three generous bedrooms along with a fourth room that is perfectly suited as a smaller bedroom, nursery or study. The principal suite is particularly impressive, featuring skylights, charming feature windows and a spacious en-suite bathroom. The remaining bedrooms are well-proportioned, filled with natural light and enjoy attractive views over the grounds. A stylish family shower room completes the first floor.











The Details

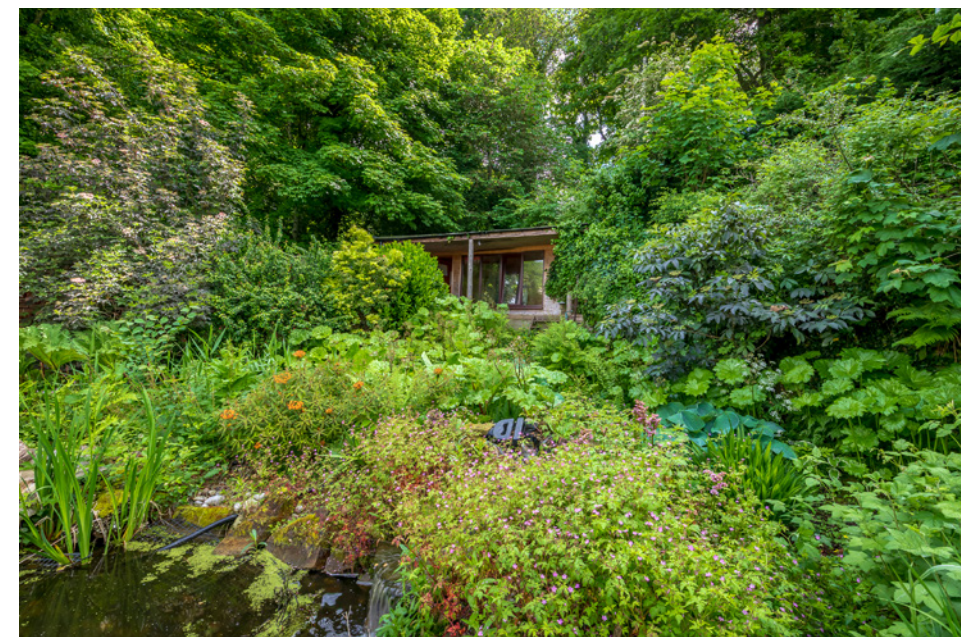
- Prestigious 4/5-bedroom family home with over 276m² of living space
- Idyllic riverside setting that feels rural yet is walking distance to Elgin High Street
- Almost 1 acre of beautifully landscaped, private grounds
- Grand galleried staircase and elegant interiors with new carpeting throughout
- Expansive open-plan kitchen and dining area plus utility and cloakroom
- Two en-suite bedrooms, plus family shower room
- Converted garage creating a fitness studio or flexible living space
- Secluded walled courtyard with garden room or home office
- Eco-friendly with solar panels and air-source heating, EPC Rating B
- Close to leading schools, major employers, Aberdeen and Inverness airports





The gardens at Riverdale are truly exceptional. Almost an acre of lawns, terraces and courtyards have been beautifully landscaped with stone pathways, herbaceous borders, ponds and mature trees. A secluded walled courtyard hides a versatile garden room with power and lighting, perfect for a home office or teenage retreat. Additional outbuildings, patios and tucked-away seating areas create private spaces to enjoy throughout the seasons.

Beyond its beauty, Riverdale is also highly energy-efficient. An extensive solar panel system and an air-source heat pump contribute to a strong EPC rating of B, rare for homes of this style and size in Scotland.





The Location

ELGIN, MORAYSHIRE

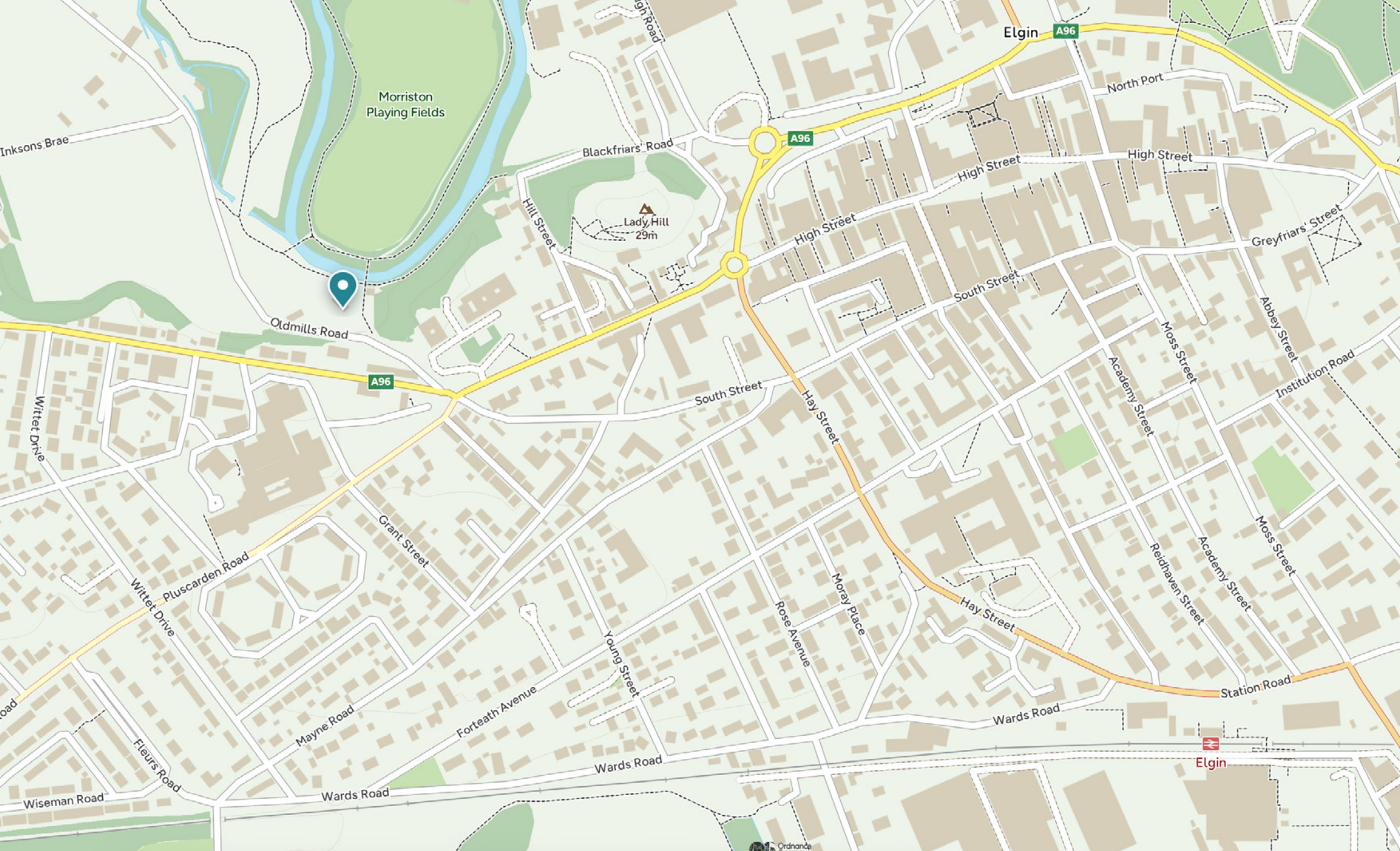
Nestled in the heart of Morayshire, Elgin perfectly blends rich heritage with modern convenience. As a historic former Royal Burgh, its past is echoed in the stunning Elgin Cathedral and world-famous distilleries along the Whisky Trail. Today, it thrives as a confident commercial hub with a welcoming, refined atmosphere.

Ideally positioned between Aberdeen and Inverness, Elgin offers excellent connectivity. The town itself provides outstanding amenities, including UHI Moray, Dr Gray's Hospital, and excellent local schools. The spectacular Moray coast, with its golden beaches and dramatic shorelines, is just a short drive away.

Residents enjoy a charming, pedestrian-friendly town centre featuring a mix of independent boutiques, national brands, and a diverse selection of cafés and restaurants. Combining small-town comfort with easy access to cities and coastline, Elgin offers a superb quality of life in a vibrant community.







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