

# The Stores

THE HARBOUR, BURGHEAD, ELGIN, IV30 5UJ



*Former workshop and stores site, now presenting a highly desirable residential development prospect (with the correct consents) in the heart of Burghead*



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McEwan Fraser Legal is delighted to present an exceptional opportunity to acquire a former workshop and stores site, now presenting a highly desirable residential development prospect (with the correct consents) in the heart of Burghead.

Perfectly positioned right on the harbour, this unique plot enjoys uninterrupted, panoramic views across the harbour and out to the stunning Moray Firth. The setting offers a rare combination of coastal charm, tranquillity, and strong development potential.

# THE SITE



Previously used for workshop and storage purposes, the site is now ideally suited for redevelopment, subject to the appropriate consents. With its enviable waterfront location and spectacular outlook, this plot lends itself perfectly to a bespoke residential scheme, whether a luxury single dwelling or an exclusive development project.

Burghead is a sought-after coastal village, rich in history and character, with local amenities and a growing appeal among those seeking scenic living by the sea.

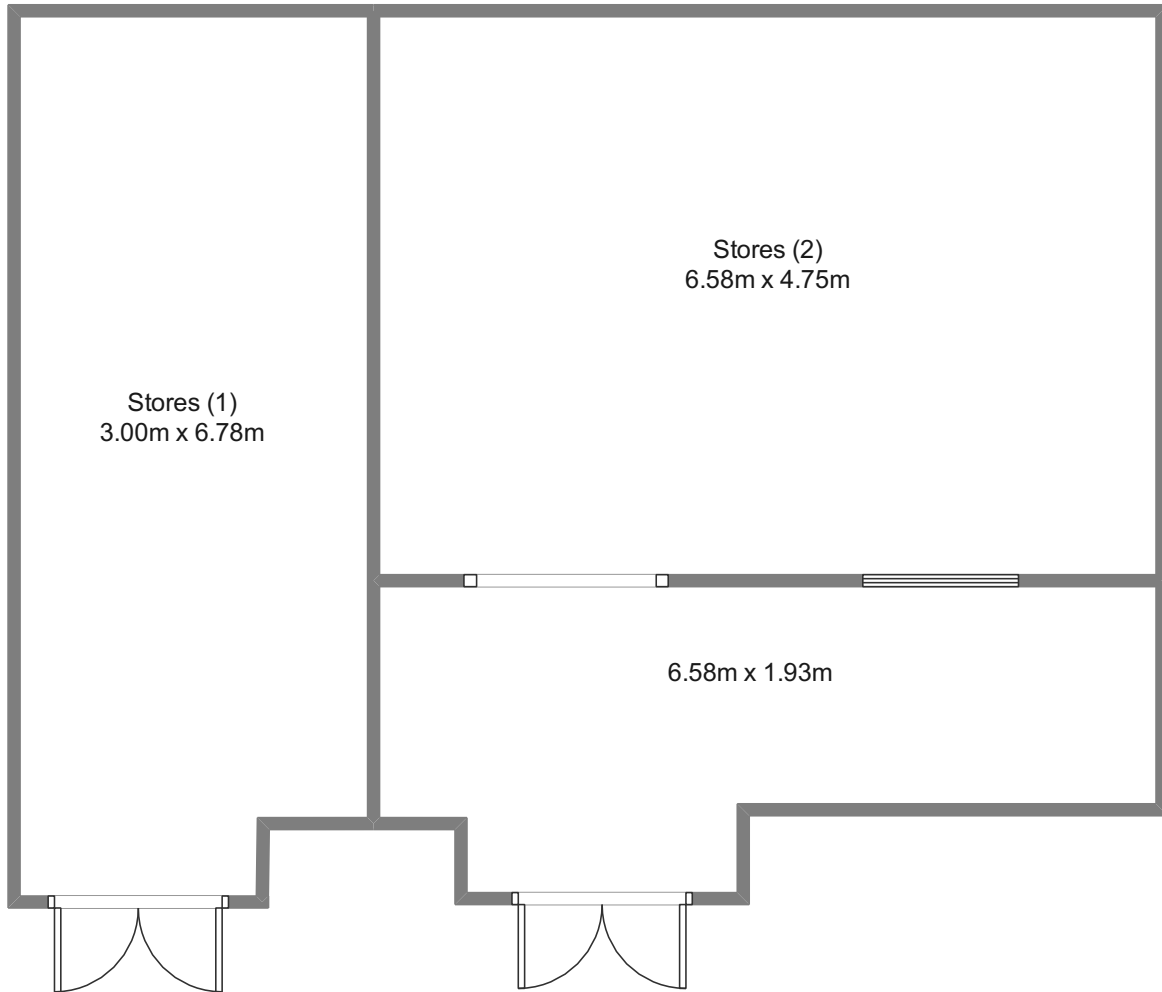


### Key Features:

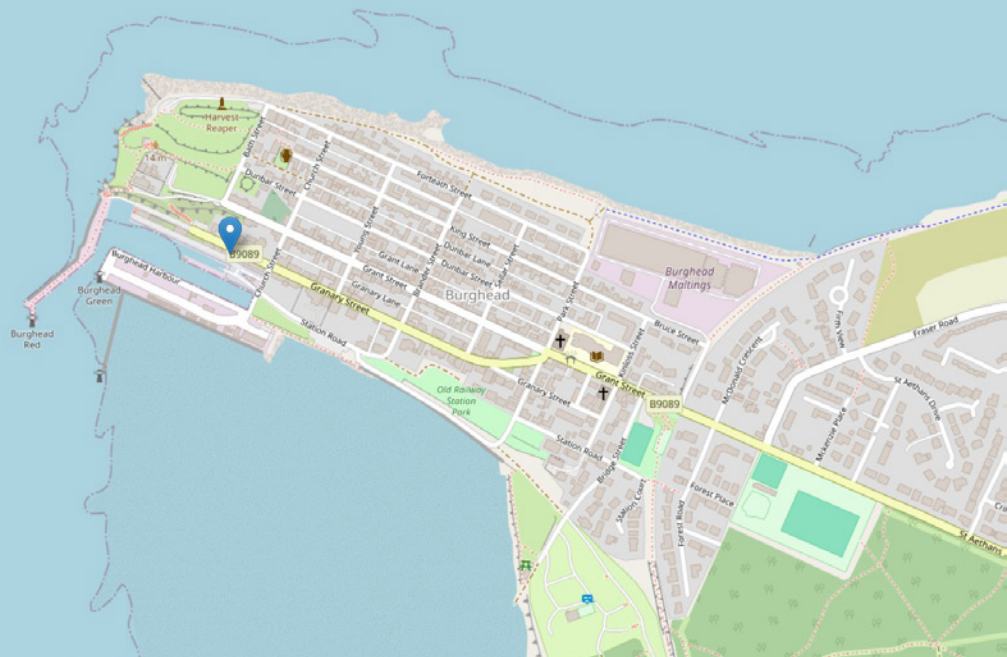
- Prime harbour front location
- Exceptional views over Burghead Harbour and the Moray Firth
- Former workshop and stores site
- Strong residential development potential (subject to planning consents)
- Rare coastal plot in a desirable village setting

Opportunities of this nature and position are seldom available. Early interest is highly recommended.

# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)



# THE LOCATION

Burghead Harbour, located in the historic coastal village of Burghead, is one of the most distinctive and picturesque waterfront settings along Scotland's northeast coast. Steeped in maritime heritage, the harbour remains an active and characterful focal point of the village, offering an authentic coastal atmosphere with a strong sense of community.





Positioned on a promontory extending into the Moray Firth, the harbour benefits from far-reaching sea views and spectacular sunsets across the water. The area is well known for its wildlife, including frequent dolphin sightings, adding to its appeal as a tranquil yet engaging seaside location.

Burghead itself offers a selection of local amenities, including shops, cafés, and traditional pubs, while the larger town of Elgin is just a short drive away, providing a wider range of services, schooling, and transport links.

Combining natural beauty, rich history, and a peaceful coastal lifestyle, Burghead Harbour represents a highly desirable location for residential living or development.



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