

**ST MARGARET'S**  
MAIN STREET, URQUHART, ELGIN, MORAY









## ST MARGARET'S, MAIN STREET, URQUHART, ELGIN, MORAY

A magnificent family home with a delightful extensive garden

Elgin 6 miles ■ Inverness 44 miles ■ Aberdeen 62 miles

- 3 reception rooms. 5 bedrooms
- Secluded position at heart of village
- Extensive and flexible room layout
- Many fine period features
- Bio-Mass boiler/Solar PV/Solar Water Heating
- Enclosed and well maintained garden grounds
- Scope for development
- Excellent double garage / outbuilding

Acreeage 0.96 acres (0.39 hectares)

Guide Price £500,000

**Galbraith**

Inverness  
01343 546362  
inverness@galbraithgroup.com

 OnTheMarket







### SITUATION

St. Margaret's is a magnificent family home located in a secluded position at the heart of the quiet village of Urquhart, about 6 miles east of Elgin, in the county of Moray. Elgin, with its famous 13th Century Cathedral provides an excellent range of amenities including good shopping with various supermarkets and boutiques, a hospital, leisure centre, swimming pool and cinema. The area also offers some fine hotels, restaurants and local attractions. There is a primary school in Lhanbryde (about 2 miles away) which also has a supermarket, Post Office and pub, whilst the house sits in the catchment for Milne's High School in Fochabers. Private schooling is available at Gordonstoun School, Duffus about 12 miles away.

The county of Moray is famous for its mild climate, has a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Rivers Spey and Findhorn, skiing at The Lecht and Cairngorm range, sailing in the Moray Firth and walking. There are many highly regarded golf courses in the area including Elgin Golf Club, Moray Golf Club (Lossiemouth) and the nearby Maverston Golf Course about 2 miles away. Located about 30 minutes' drive away is the 'jewel' of the Moray Coastline, the historic village of Findhorn with its sheltered bay providing excellent water sports and highly regarded inns.

Inverness (44 miles) has all the facilities of a modern city including its Airport (about 37 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located some 57 miles to the east.









## DESCRIPTION

St Margaret's is an impressive family home positioned at the heart of the quaint village of Urquhart near Elgin. Likely to date from the late Victorian era, the house is constructed from stone under a slate roof and provides spacious, very well-appointed and flexible accommodation over two storeys. On the ground floor, a vestibule leads to the welcoming reception hall from where stairs lead to the first floor and doors lead to the elegant dual aspect sitting room on the left whilst to the right is the dining room with a deep set bay window. Also accessed from the main hall is a study which could easily be used as an additional bedroom if required whilst opposite is the fifth bedroom. An inner hall leads to a relatively recently installed shower room and a rear hall / boot room. Completing the ground floor accommodation is the highly impressive kitchen / dining / living room. Accessed externally is a useful utility room / store. On the first floor, a landing leads to a shower room and four generously sized bedrooms. The house has many of the fine period features one would hope to find in a property of this age and character including exposed wooden floors, sash and case windows, attractive fireplaces, corniced ceilings and wooden timber shutters. In particular, the open plan kitchen / dining / living room with a wood burning stove, high quality fittings, composite stone worktop and French doors to the garden, as well as the elegant sitting and dining rooms are very appealing rooms. The house is heated using a biomass (wood pellet) boiler and has an array of solar PV and solar thermal panels which improve the property's energy efficiency.

## ACCOMMODATION

### Ground Floor

Vestibule. Hall. Kitchen / Dining / Living Room. Sitting Room. Dining Room. Rear Hall/ Boot Room. Study. Bedroom. Shower Room.

### First Floor

Landing. 4 Bedrooms. Family Shower Room.

## GARDEN

Outside, the extensive part enclosed garden is no less impressive than the house. Offering a wealth of amenity space, shelter and privacy from the surrounding properties, the garden includes areas of lawn, a sunken seating area, a delightful pond, various herbaceous borders and a wonderful kitchen garden with several vegetable beds and fruit trees. Located adjacent is a magnificent timber outbuilding which provides excellent storage space including, on the ground floor; a double garage, vegetable store, bio-mass boiler room and hopper store. On the first floor is a wonderful games room / gym / cinema complete with a climbing wall. In addition, a stone and slate built garage is located off the gravelled driveway. The grounds, particularly where directly accessible onto Main Street offer considerable scope for development, with the possibility of creating an additional dwelling on site (subject to obtaining all necessary consents).

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Mains	Freehold	Biomass	Band F	Available	Available	F

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>





#### **DIRECTIONS**

From Elgin, take the A96 eastwards to Lhanbryde. At the roundabout off the A96, take the first exit heading into the village. Turn left onto Garmouth Road (signed to Urquhart 2 miles) and continue northwards out of the village. After about 1 mile turn left towards Urquhart and continue into the village before turning left onto Main Street. St Margaret's is located on the right hand side after about 170m.

#### **POST CODE**

IV30 8LG

#### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: soothing.gong.magpie

#### **SOLICITORS**

Harper Macleod LLP, Elgin Office, The Old Station, Maisondieu Road, Elgin, Moray, IV30 1RH

#### **LOCAL AUTHORITY**

Moray Council

#### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars.

#### **VIEWINGS**

Strictly by appointment with the Selling Agents.



#### **ANTI MONEY LAUNDERING (AML) REGULATIONS**

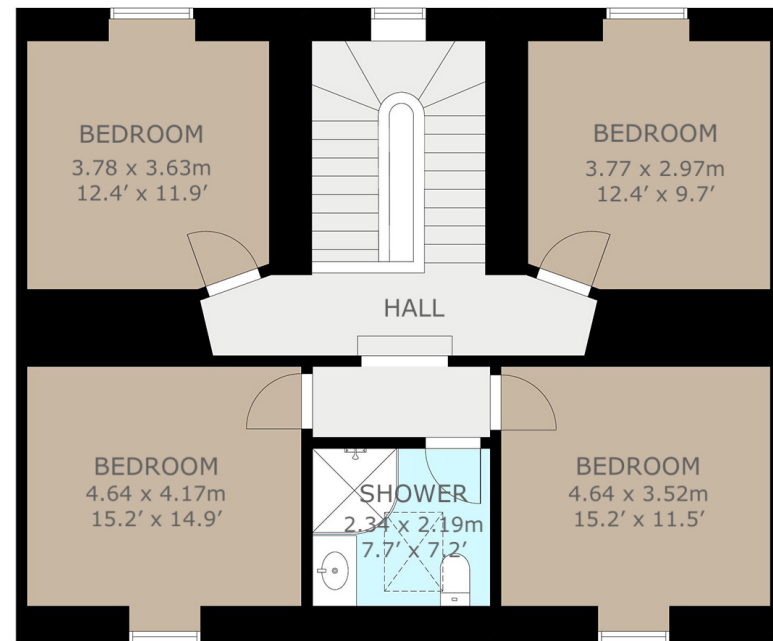
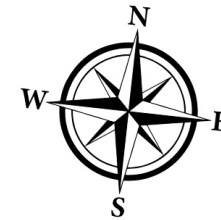
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



GROUND FLOOR

**St. Margaret's,  
Main Street.  
Urquhart,  
IV30 8LG**



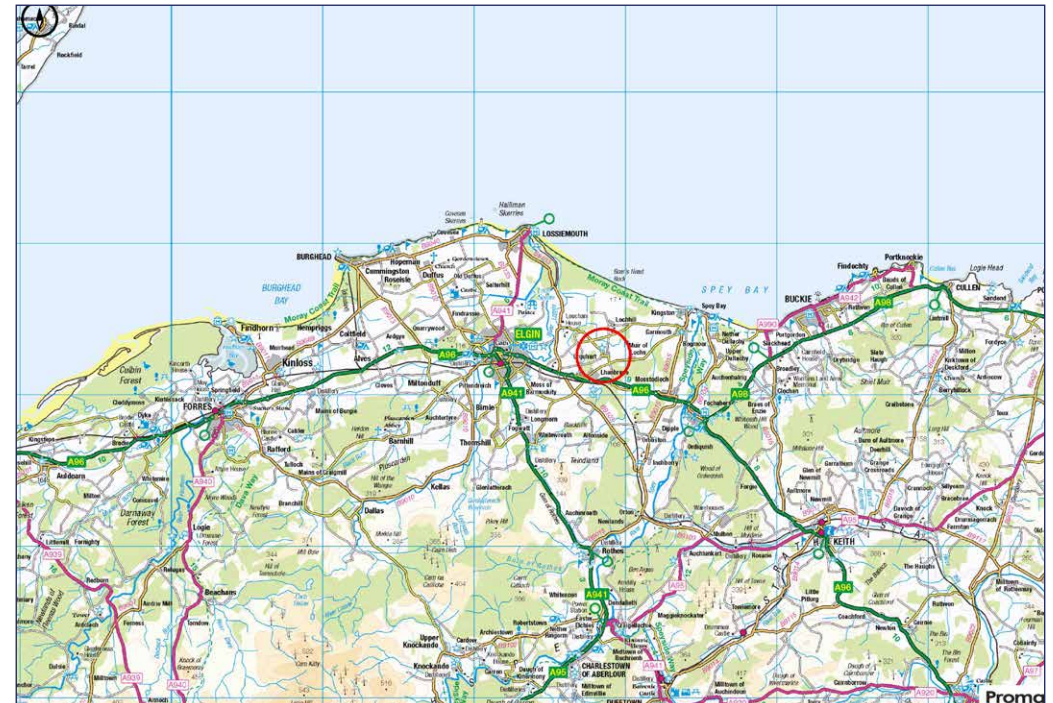
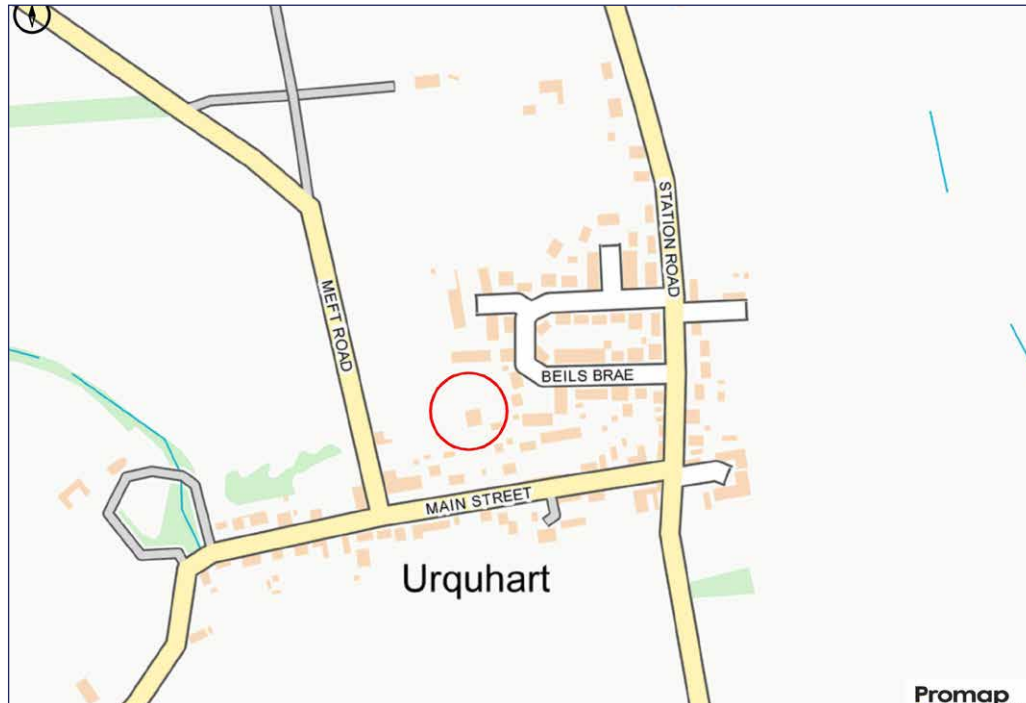
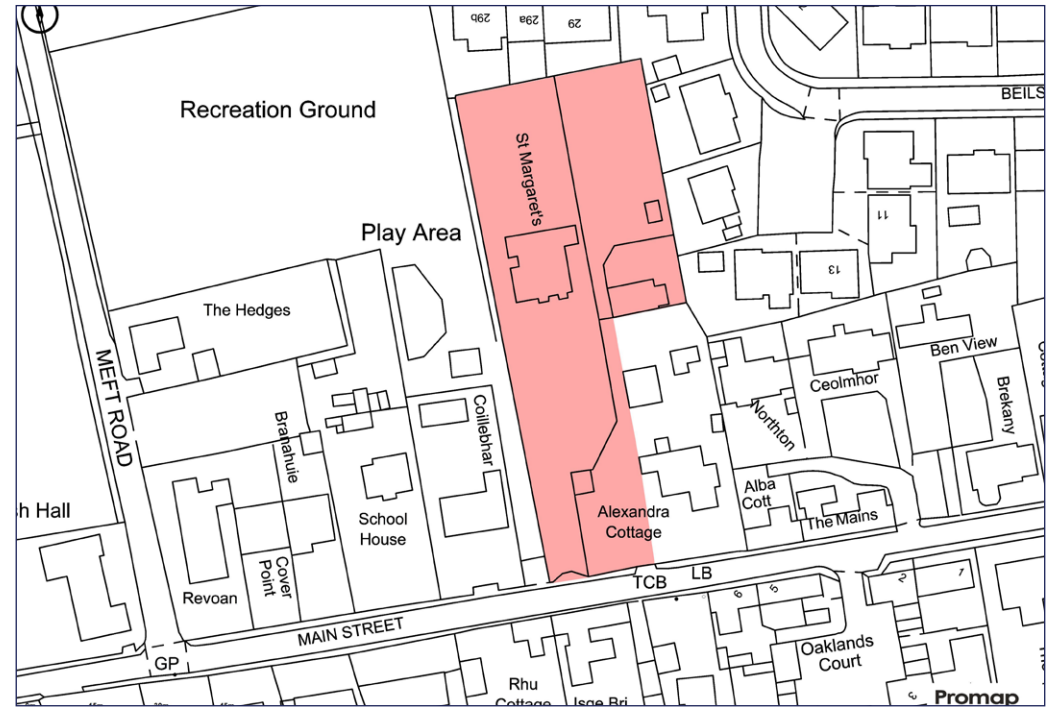
FIRST FLOOR

Illustration for identification purposes, actual dimensions may differ. Not to scale



### IMPORTANT NOTES

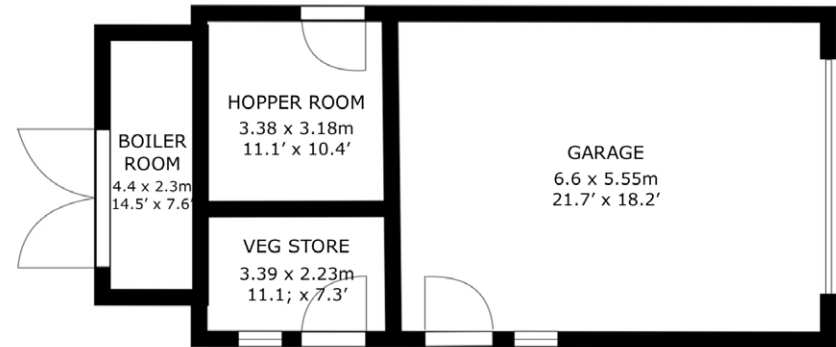
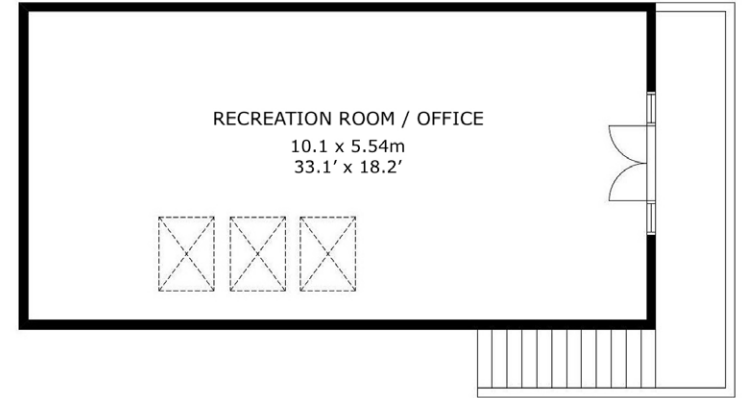
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2024















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