



Galbraith

NETHER BOGSIDE
ELGIN, MORAY, IV30 8TW



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A detached, traditional farmhouse offering a wonderful renovation opportunity

Elgin 4 miles. ■ Inverness 39 miles

Guide Price £145,000

- 3 reception rooms. 3 bedrooms
- Accessible rural setting
- Superb development opportunity
- In need of comprehensive renovation
- Close to a wide range of amenities
- Generous garden area
- Mains services on site

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

Nether Bogside is set in an attractive, rural setting a short distance (about 4 miles) south of the historic city of Elgin. 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 are a number of good primary schools in Elgin and two secondary schools. Private schooling is available at Gordonstoun School, Duffus about 8.5 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. Located about 20 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 (39 miles) has all the facilities of a modern city including its airport (32 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen is located about 69 miles to the east.

DESCRIPTION

Located to the south of Elgin in a wonderfully accessible, rural setting, Nether Bogside enjoys a fine outlook over the surrounding countryside and is within easy reach of Elgin and the A96. The property comprises an attractive detached stone built farmhouse which likely dates from the late 1800's. Accommodation is over one and a half storeys, which internally has been stripped back to the stone walls. Initially built with three public rooms and three bedrooms plus ancillary accommodation, the house presents buyers with a wonderful opportunity to create a superb rural home to their own taste and internal design. There are mains water and electricity connections on site with foul drainage to a private facility. Outside, there is a generous area of garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	N/A	N/A	Available	Available	N/A

*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/>

CONDITION OF SALE

The vendor, Moray Estate, reserve a right of pre-emption to purchase the property back should it be placed on the open market for sale

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES

From the public road (B9010), the property is accessed over a private estate track (shaded green on the site plan) over which the property will be granted all necessary rights of access for use as a single dwelling. Servitude rights for the existing water and drainage services will be granted.

DIRECTIONS

From Elgin, head south-west out of the city along Pluscarden Road (B9010). After about 2 mile, bear left at the Y junction continuing on the B9010 sign posted to Dallas. After about 2 miles, turn onto a private single track road where Nether Bogside is located on the right hand side. (See site and location plans for details).







POST CODE

IV30 8TW

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: essays.elevated.different

SOLICITORS

Gillespie Macandrew (Edinburgh)

LOCAL AUTHORITY

Moray Council

FIXTURES AND FITTINGS

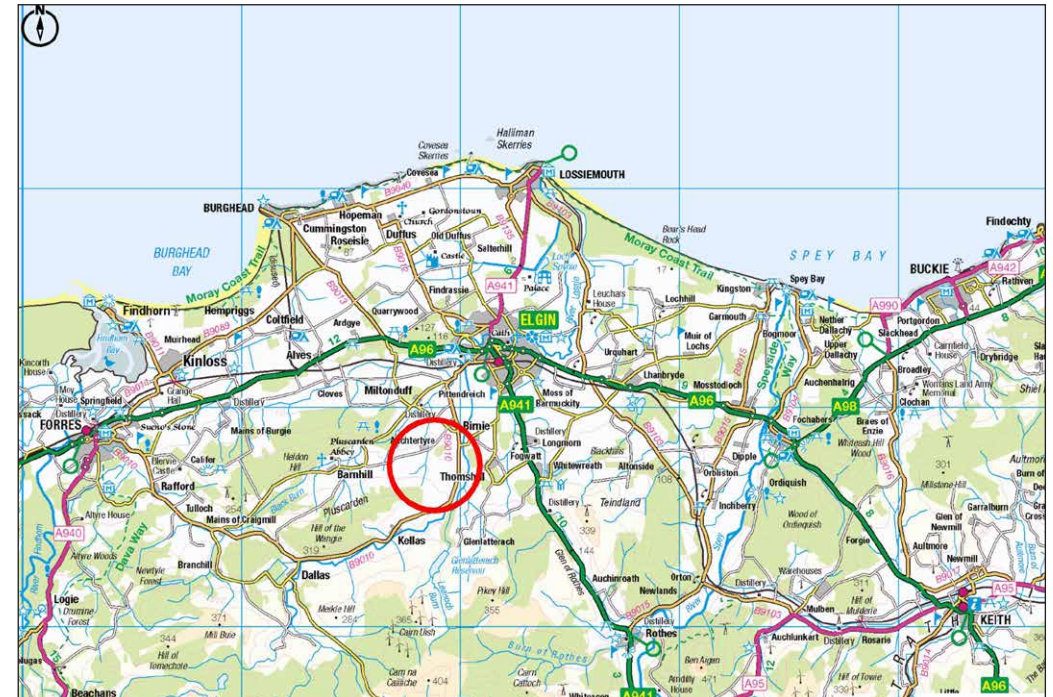
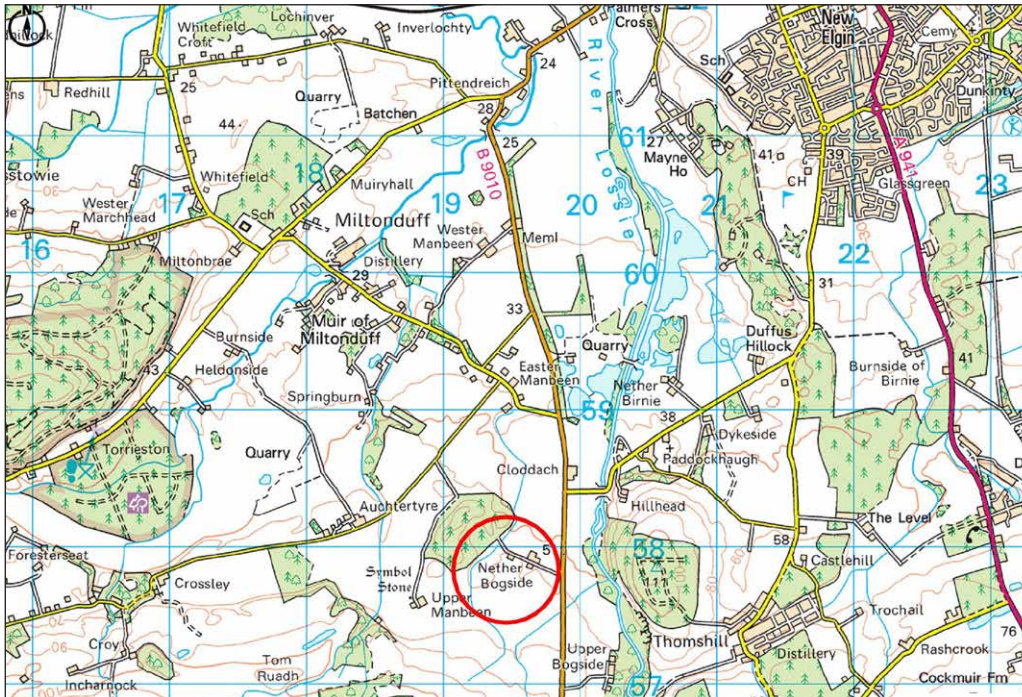
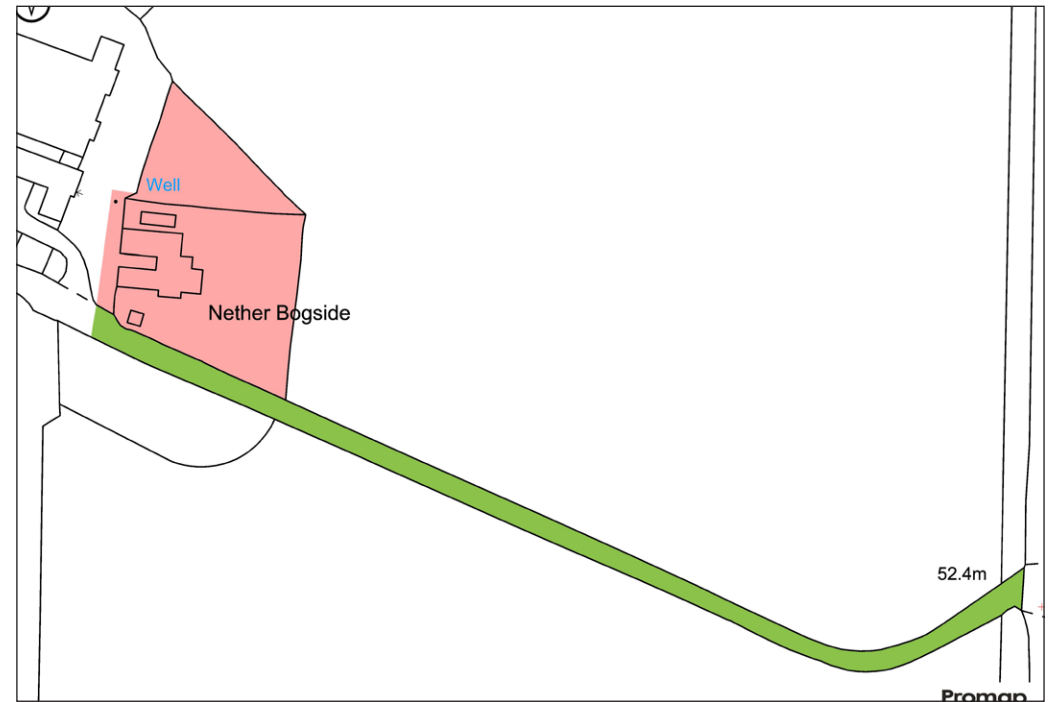
No items are included unless specifically mentioned in these particulars.

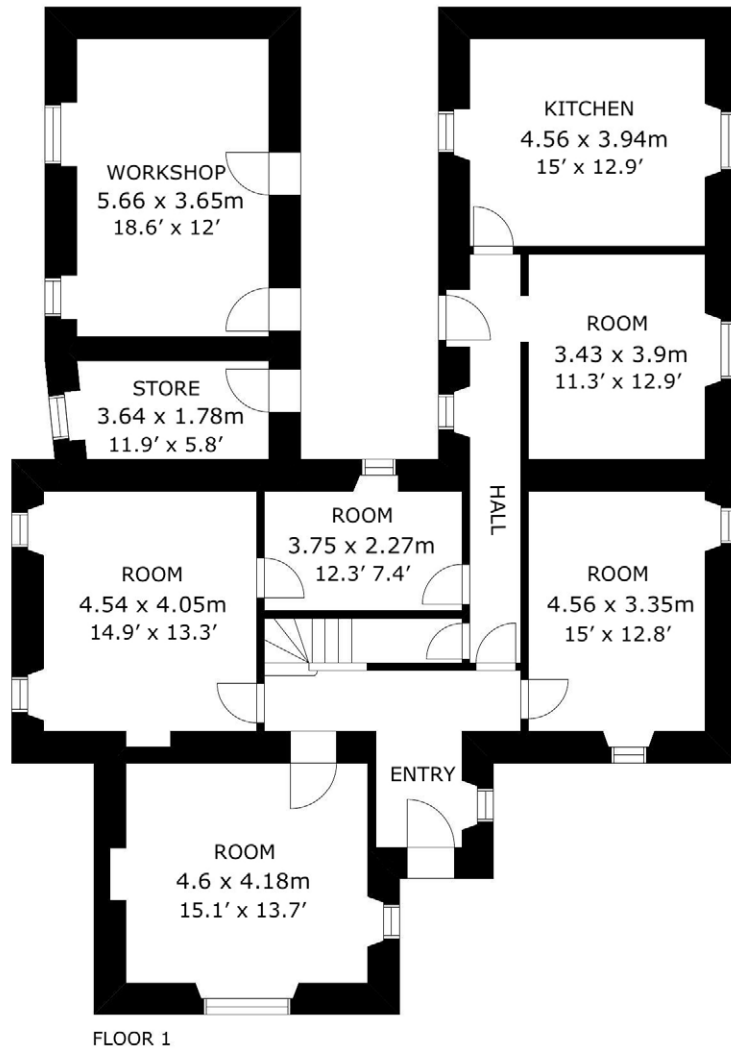
VIEWINGS

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.





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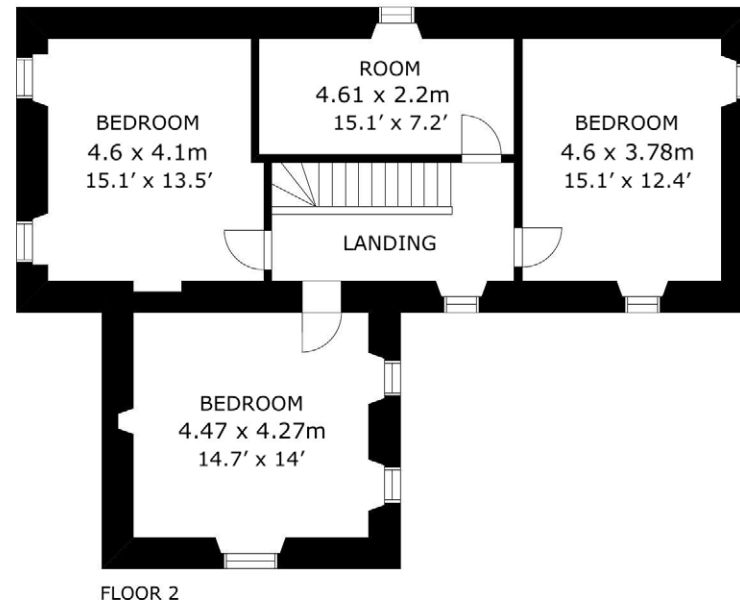


Illustration for identification purposes. Actual dimensions may differ. Not to scale.

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 November 2024.



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