



LINKWOOD HOUSE

ELGIN, MORAY, IV30 8RD


McEwan Fraser Legal
Solicitors & Estate Agents

Elgin, Moray

Elgin is situated on the A96 trunk road which links the cities of Aberdeen in the east and Inverness in the West. The town of Elgin provides everything one would expect, comprehensive educational facilities are available in and around the city including pre-school, primary school, secondary and higher education with the renowned Gordonstoun Public School a short drive away. It boasts numerous leisure facilities including, health clubs, swimming pool, golf courses, outdoor and indoor bowling facilities to name but a few.

Within the centre, banks, restaurants, cafés, pubs, a variety of local shops and supermarkets, 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 onto the A96 gives direct routeing to Aberdeen, approximately sixty-four miles to the east and to Inverness forty-four miles to the west. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen and Inverness Airports.

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Linkwood House

Seven-bedroom category C-listed Georgian/Victorian mansion house, retaining many original features and set in generous garden grounds.

McEwan Fraser Legal are delighted to offer a unique opportunity to purchase this category C listed seven-bedroom mansion house and ancillary buildings located on the southern outskirts of Elgin.

Originally starting life as a modest Georgian farmhouse circa 1750 the property was greatly extended around the 1850's into a grand Victorian residence for the owners of the adjacent Linkwood Distillery. Retaining to this day many original features and details, the property has been carefully and sympathetically modernised by the current owners to provide a beautifully appointed living environment.

The entrance vestibule takes you into the Victorian part of the property where the grand hallway and exquisite timber dog-leg staircase with barley twist balusters gives a taste of the visual delights within. Access is gained to

the large sitting room and adjacent sunroom and across the hall to the equally spacious dining room which could cater for even the largest dinner parties. At the rear of the ground floor is the garden room which is full of natural light even on a dull day, an additional dining area is situated next to the sumptuous kitchen. This modern fitted kitchen has beautiful granite works surfaces, breakfast bar, and a worktop island. In addition to the integrated electric hob, there is also, oven, microwave and American style plumbed fridge. There is a WC and utility room on this level. Also on this floor is a self-contained flat with its own lounge, bedroom, kitchen and bathroom.

On the upper floor, the sleeping accommodation consists of the *Victorian bedroom* with original fireplace, the *Fairy bedroom* and the *Colonial bedroom*. Separated by the servants' stairwell on the middle floor is the

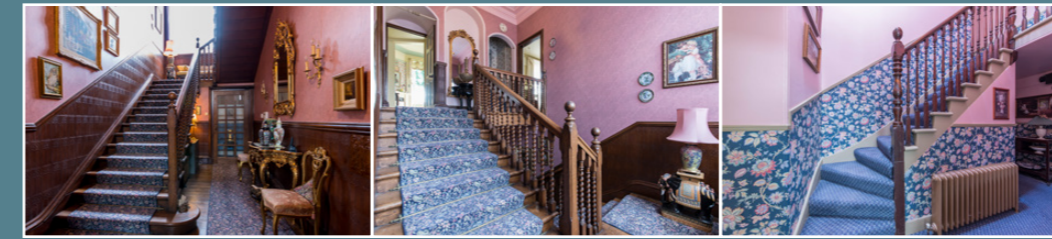
master Versailles bedroom with dressing room and ensuite bathroom and separate family bathroom. The attic floor has two bedrooms, a lounge area and a box-room.

The extensive outbuildings previously had outline planning permission for conversion to a two-bed dwelling. The property is set in extensive and colourful garden grounds with lawn offset by many mature shrubs and trees.

In addition, a substantial building plot is available by separate negotiation.

Whilst it would be lovely if this beautiful house continued as a family home, it also offers many potential development opportunities.

The property further benefits from gas central heating.



The property hallway features one of two staircases that lead up to the Middle Floor.



Lounge, Dining Room,
Garden Room, Kitchen &
Utility Room





Dining area, Garden Room,
Upper Hallway, WC, Bathroom,
En-Suite & Master Bedroom





Internal Dimensions

Approximate Dimensions
(Taken from the widest point)

Main Property

Vestibule	3.00m (9'10") x 2.80m (9'2")
Hall	6.20m (20'4") x 2.80m (9'2")
Lounge	6.78m (22'3") x 5.50m (18'1")
Garden Room	7.00m (23') x 6.60m (21'8")
Kitchen	6.00m (19'8") x 3.80m (12'6")
Utility Room	4.30m (14'1") x 2.20m (7'3")
Dining Area	6.00m (19'8") x 3.80m (12'6")
Dining Room	6.68m (21'11") x 5.50m (18'1")
Porch	2.50m (8'2") x 2.50m (8'2")
Master Bedroom	7.20m (23'7") x 5.08m (16'8")
En-suite	3.40m (11'2") x 2.12m (6'11")
Dressing Room	4.10m (13'5") x 4.10m (13'5")
Bedroom 1	6.30m (20'8") x 5.00m (16'5")
Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Bedroom 3	6.30m (20'8") x 5.00m (16'5")
Bedroom 5	5.10m (16'9") x 3.60m (11'10")
Bedroom 6	5.10m (16'9") x 3.60m (11'10")
Box Room	3.20m (10'6") x 2.90m (9'6")
Conservatory	9.33m (30'7") x 3.00m (9'10")
Bathroom (Ground Floor)	2.80m (9'2") x 2.40m (7'10")
Bathroom	3.00m (9'10") x 2.30m (7'7")

Additional Flat

Lounge (Flat)	8.00m (26'3") x 4.20m (13'9")
Kitchen (Flat)	4.58m (15') x 4.33m (14'2")
Bedroom (Flat)	4.20m (13'9") x 4.00m (13'1")

Property Location

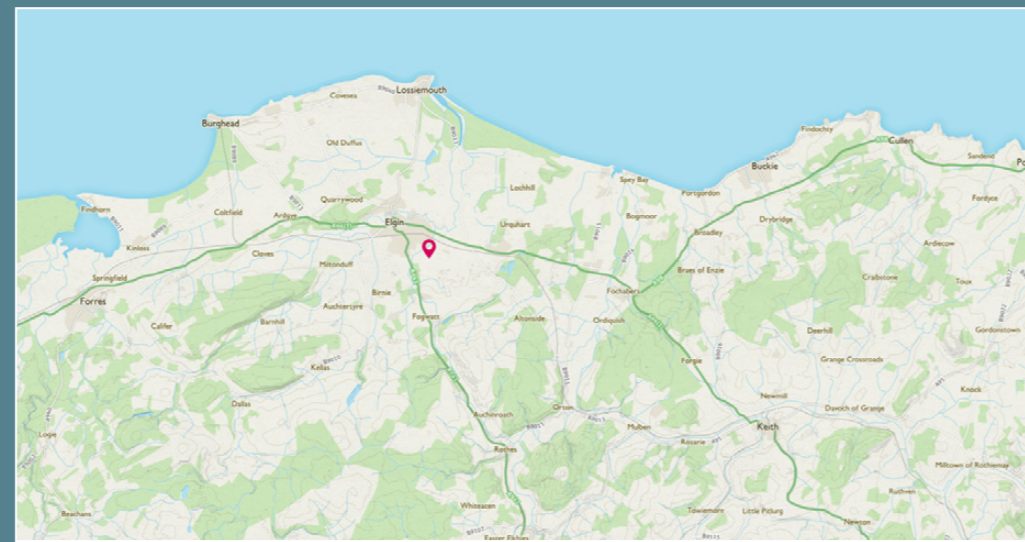


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

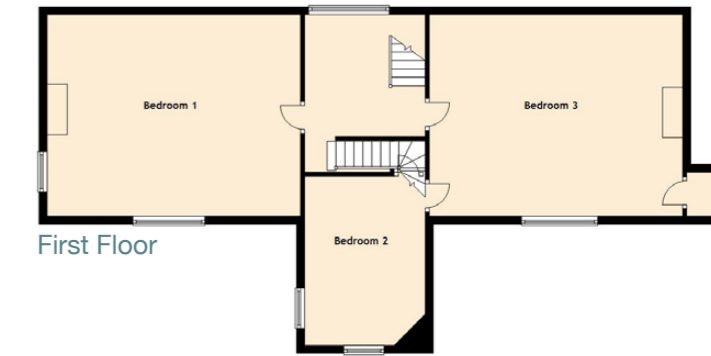
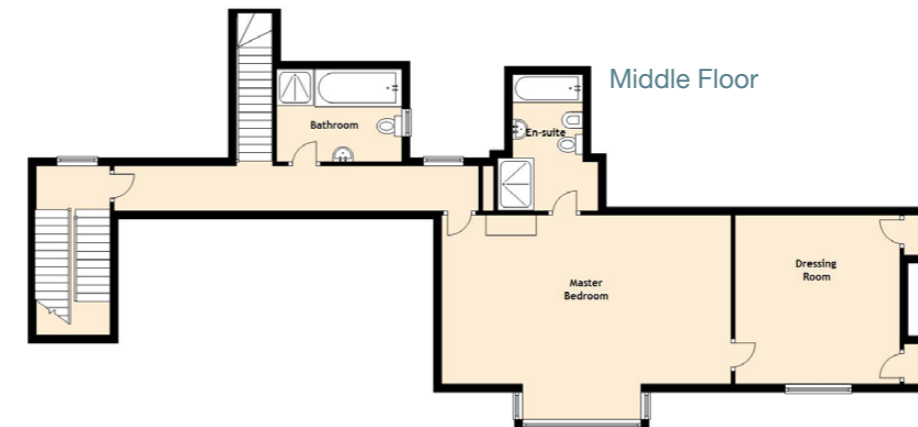
Property Floorplan

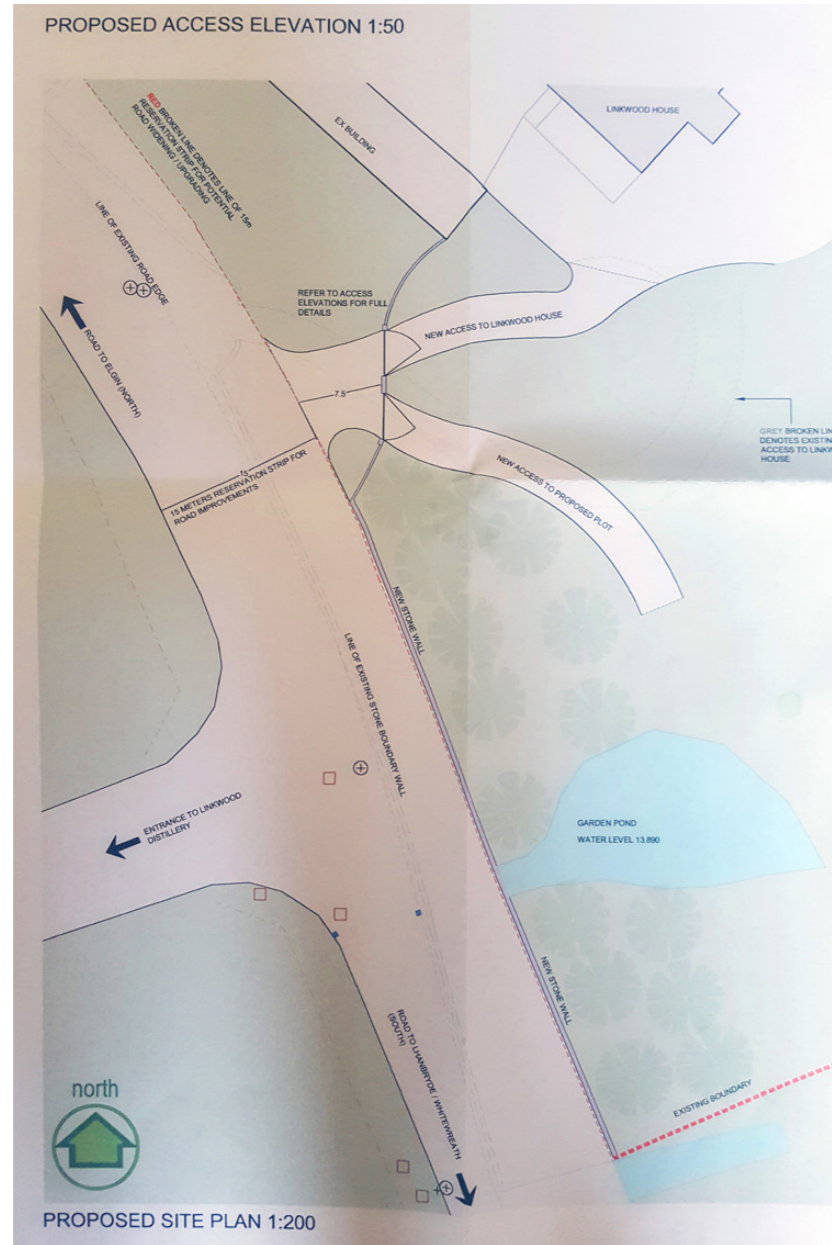
Gross internal floor area (m²): 580m²

EPC Rating: G

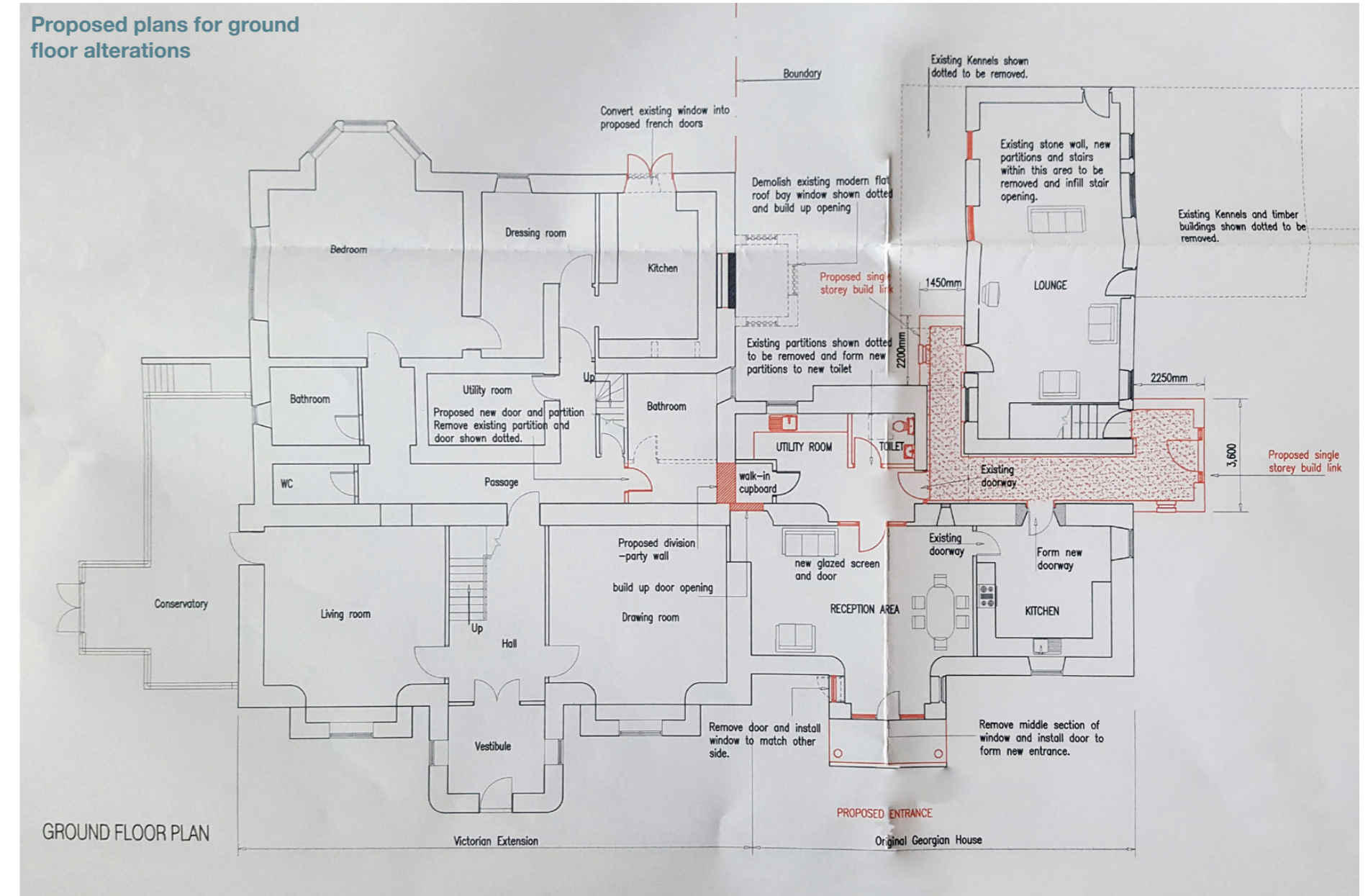
Extras (Included in the sale):

Fitted carpets, oven, hob, microwave, and American-style fridge freezer.





Proposed Site Alterations





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**Part
Exchange
Available**

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Text and description
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