



# SOUTH VILLA

41 MOSS STREET • ELGIN • MORAY • IV30 1LT





## One of the finest houses in Elgin, with separate wing and lovely gardens

South Villa, 41 Moss Street, Elgin, Moray, IV30 1LT

Inverness: 39 miles

Aberdeen: 66 miles

- hallway, drawing room, dining room, study, cloakroom, kitchen, laundry, boiler room
- 5 bedrooms, bathroom and shower room
- wing with reception, 5 principal offices, WCs, stores
- integral garage
- gardens including ice house, vegetable garden with potting shed, glass house and greenhouse
- garage, covered barn and studio

In all about 0.96 acres

EPC rating = F



---

### Solicitors

Macleod & MacCallum  
28 Queensgate, Inverness, IV1 1YN

**01463 239393**

### Savills Brechin

12 Clerk Street, Brechin, Angus DD9 6AE  
brechin@savills.com

**01356 628628**



## Viewing

Strictly by appointment with Savills – 01356 628628.

## Directions

Entering Elgin from the west on the A96, turn right at the second roundabout onto the A941 (Hay Street) signposted for the station and Rothes. Proceed onto Station Road, passing the railway station, and at the roundabout turn left onto Moss Street. The driveway into South Villa will be seen on the left hand side.

If coming into Elgin from the east on the A96, turn left at the roundabout onto Maisondieu Road, signposted to Perth (A941). At the next roundabout turn right onto Moss Street and proceed as above.

## Situation

South Villa is situated within a fine residential area in Elgin, between Moss Street and Academy Street, and within easy walking distance of the town centre. Elgin is situated on the A96 which links Inverness to Aberdeen. Elgin itself is a most attractive town which is steeped in history. The ruined cathedral dates from the 13<sup>th</sup> century and the town is overlooked by a tall column on Lady Hill, a monument erected in 1839 in honour of the Duke of Gordon.

The town has an impressive range of shops, together with business, banking and leisure facilities which include a swimming pool and a leisure centre, and a well known golf course. Other golf courses in the area include Nairn, Lossiemouth and Forres.

The famous public school, Gordonstoun, which includes Aberlour House as a junior school, is only some 5 miles

away. There is local primary schooling in Elgin with secondary education available at Elgin Academy and Elgin High School.

Inverness Airport is easily reached via the A96 and Inverness itself provides all the facilities expected of a major city. There is a railway station in Elgin on the Aberdeen – Inverness line.

Moray is favoured for its attractive scenery and for its mild coastal climate and low rainfall. There is flat arable farmland along the Moray Firth with spectacular mountains rising to the south. The Royal Findhorn Yacht Club and the fishing harbours along the Moray Firth provide anchorages for yachts. Sea fishing is available and there are trips to see the dolphins in the Moray Firth, together with coastal walks and pleasant sandy beaches. There are ample opportunities for field sports in the area including fishing on the Spey and on the River Findhorn. The ski slopes of Aviemore and the Lecht are within easy reach.

## Architectural Note

This Grade A listed building is commonly regarded as one of the finest houses in Elgin. It was originally built in 1830 by the Grants of Elchies as their Elgin residence, to designs by the locally celebrated architect William Robertson, though possibly in conjunction with William Playfair. William Robertson later went on to design Aberlour House for the Grants of Rothes.

While the main block is original, the bay windows and the wings were added some 20 years later (until the 1950s there was a wing to the west side mirroring the one to the east), as evidenced in the slightly different stonework finish. The house was originally laid out in true Regency style with the principal rooms on the first floor, hence the higher ceilings and

windows to the upper floor and the grand entrance on the upper landing to the former drawing room (now the middle and master bedrooms) with a formal dining room to the front east. The elaborate plaster and timber ceilings (with original finish) to the ground and upper hallways are considered particularly fine examples of plasterwork and were probably executed by craftsmen brought from the south. The unique timber pediments above each window are original and originally housed external blinds/awning/sun shades.

In the later half of the 19<sup>th</sup> century the house passed to the Bennett family who owned the Elgin Brewery which stood to the east of Elgin Cathedral next to Pansport. Old beer bottles thought to come from the brewery can still be found in the ice house in the garden.

The house was owned by Sir Alexander and Lady Murray between the First and Second World Wars. Like a lot of large houses, it was requisitioned during the Second World War.

It served as the Elgin Food Office and a worn groove can be seen between the front door and the sitting room, caused by Elgin townsfolk queuing to collect their ration coupons during this period.

After the war the house was bought by local architect W Ashley Bartlam and restored as a family house with his office in the east wing. The west wing was considered too dilapidated to restore and was demolished at this time. His restoration of the house won several plaudits at the time and an article about the restoration was published in the Ideal Homes magazine in the 1950s.

## Description

South Villa is a most imposing townhouse, dating from 1830, with lovely gardens and grounds. It is a house of great charm and character, retaining many of its original period features, well proportioned and elegant reception rooms, an imposing hall and good sized bedrooms. The house originally had two wings.

The west wing, the footprint of which can still be seen, comprised the laundry and staff accommodation. The east wing was the nursery and coach house. This is now used as offices but could be re-incorporated back into the main body of the house, or used as separate accommodation (subject to obtaining any necessary consents). The house benefits from access into both Moss Street and Academy Street. It is a property that has considerable scope for reinstatement to one large family house, although the wing or the studio to the rear



offer potential for other uses, if required. It looks onto its own well stocked and private garden. Beyond this are the original ice house and a vegetable garden. Behind the house is a cobbled courtyard with garages.

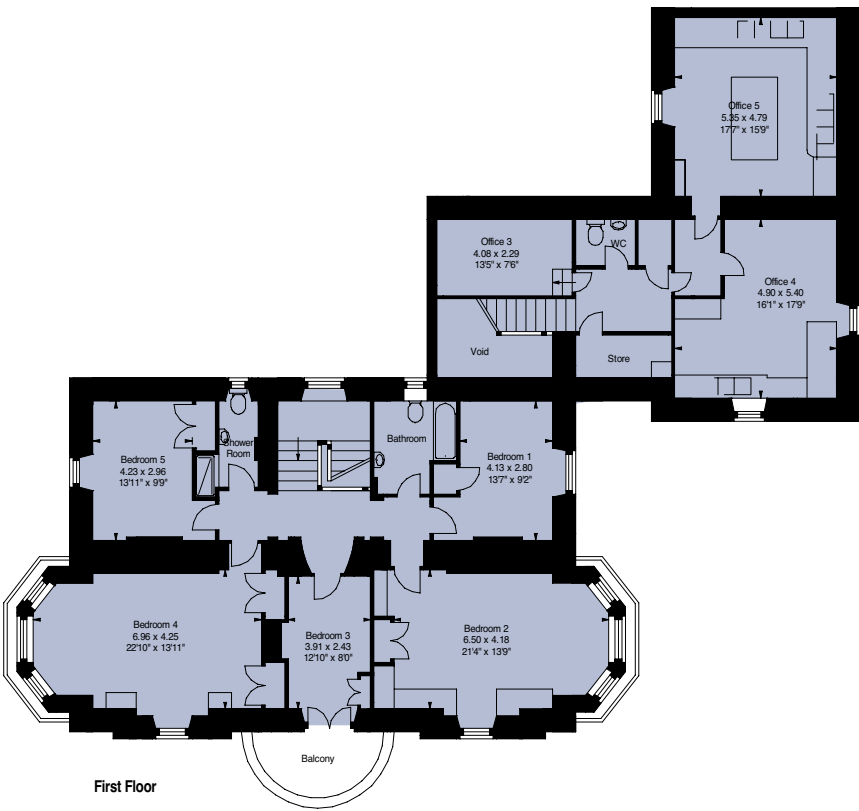
From Moss Street stone gate pillars with wrought iron gates open onto a driveway which leads up through a further set of gates to a turning circle in front of the house, with a central border. The front of the house is most impressive with a semi circular portico with Greek-Doric columns with a balcony above

and canted balconies at either end of the house. There are outer storm doors and an inner glazed door which opens onto the hall which has a magnificent panelled ceiling, columns, picture rail and staircase to the first floor. The hall gives access to the two main front reception rooms and to the kitchen and an inner hallway. Both the drawing room and the dining room are lovely rooms. The drawing room has a large bay window with a French door to the garden, whilst the other front facing window has a window seat. There is cornicing and an open fireplace with a period mantel, marble surround and hearth and a raised

grate. The dining room also has a large bay, further window with a window seat with storage under and a fireplace, together with four wall lights. The kitchen has fitted wall and floor units with tiled splashbacks, sink, electric cooker point, plumbing for dishwasher, fitted shelves and French doors to a sun room which has further doors onto the courtyard to the side of the house.

To the back of the hall, an inner hallway has doors to the east wing and a walk in shelved larder and to the study with cornice,

**South Villa,  
41 Moss Street,  
Elgin,  
Moray, IV30 1LT**  
Gross internal area (approx)  
**529.12 sq.m (5696 sq.ft)**  
**(Including Garage)**  
For Identification Only. Not To Scale.  
© Square Foot Media.



window shutters and shelved cupboard. In addition there is a cloakroom with a separate WC with washbasin, a boiler room housing the oil fired boiler, laundry with back door, Belfast sink, plumbing for washing machine and doors to a coal store and to the integral garage with two automatic up and over doors.

The hanging staircase leads up to the impressive first floor landing with panelled ceiling, wall panels and display alcoves. All the bedrooms have cornicing and are well proportioned rooms, particularly those to the front which were originally reception rooms. Bedroom 1 has a built in wardrobe. Bedrooms 2 and 4 are bay ended rooms. Bedroom 2 also has a fitted wardrobe and cupboard. Bedrooms 3, 4 and 5 have fitted wardrobes whilst bedroom 3 has window shutters and access onto the front balcony. Off the landing are a bathroom and a shower room. The bathroom has a bath with tiled surround and shower, washbasin with vanity unit, WC, light and shaver point. The shower room is partially tiled and has a fitted shower cubicle, pedestal washbasin, WC, airing cupboard and towel rail.

The east wing also has its own separate entrance. As such it has the flexibility to be either separate or incorporated into the house, although the wing has been used as architects offices for some time. Currently there is a reception room with doors to two offices. Office 1 has full length windows onto the rear courtyard. Also at ground floor level is an understair cupboard, a store and a WC with washbasin. At first floor level are a store, a further store or office, a WC and two further offices with window shutters and storage cupboards.

The main part of the garden is to the front of the house. It is attractively laid out with flower and shrub borders and some fine trees including cedar and copper beech. There are seating areas with vistas looking back towards the house. At the far end of the main part of the garden is an original ice house. Beyond this is a vegetable garden with raised fruit and vegetable borders, a wooden potting shed, a glass house housing a fig and vine, and a greenhouse. To the side of the house is a sheltered shrub garden with a paved and covered seating area. Within the footprint of the original west wing is a further area of garden with a drying green.

At the back of the house is a cobbled courtyard with a further garage (4.9 m x 2.35 m) with an inspection pit, a covered barn (4.5 m x 1.5 m) and a studio (5.73 m x 4.63 m) which is stone built with slate roof, and has a sink and wood burning stove.



### General Remarks Outgoings

Moray Council South Villa council tax band F. East Wing rateable value £8,800.

### Energy Performance Certificate EPC Rating = F.

### Services

Mains water, electricity and drainage. Oil fired central heating, with electric under floor heating in drawing room and dining room. Electric heating in wing. Mains gas supply in adjacent street.

### Fixtures and Fittings

Fitted carpets, curtains and light fittings are included.

### East Wing

The lease of East Wing terminates at the end of October 2013.

### Servitude Rights, Burdens and Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Possession

Vacant possession and entry will be given on completion.

### Offers

Offers must be submitted in Scottish Legal Form to the Selling Agents. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

### Purchase Price

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the seller or his agents.

### Important Notice

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Our Ref: DRO130617





