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Ingleside West Road, Elgin, IV30 1SA

Offers over £430,000

Ingleside is a remarkable Georgian Gothic style house built circa 1817 and situated in the sought after west end of Elgin. Designed by esteemed architect James Gillespie Graham who also designed Dr Gray's Hospital, Ingleside is brimming with potential and presents a unique opportunity for those seeking historical charm. This unique family home has been in the same family for over 40 years and boasts significant architectural detailing including Gothic arch moulds to the canted bay window, Gothic rib moulding in the hallway and original Gothic internal doors. Set in around two thirds of an acre of mature garden grounds, Ingleside has a countryside feel whilst being a short walk to town.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL
Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk https://www.estateagencymoray.co.uk

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ENTRANCE HALLWAY
16'6"x 10'11" (5.04mx 3.35m)
Original Gothic entrance door; Gothic rib vaulted ceiling; fitted carpet; ceiling light fitting.

LOUNGE
26'2" approx x 16'2" (8m approx x 4.93m)



North facing long window with Gothic arch moulds; fireplace with marble surround and fitted gas fire; concealed dumb waiter from the kitchen on the ground floor to the lounge and dining room; fitted carpet; ceiling light fitting.

DINING ROOM
19'8" approx x 16'1" (6m approx x 4.92m)



Gothic arched bay window under Gothic arch moulded ceiling to the east; fireplace with gas fire; concealed dumb waiter; fitted carpet; two ceiling light fittings.

INNER HALLWAY
19'1" x 4'4" (5.83m x 1.34m)
Window to front; fitted carpet; two ceiling light fittings.

BEDROOM 1
17'3" x 11'4" (5.26m x 3.47m)



Double aspect to front and rear; fitted bedroom furniture; plumbed in sink; fitted carpet; ceiling light fitting.

BEDROOM 3
11'1" x 10'8" (3.39m x 3.27m)



Window to rear; fireplace; fitted carpet; ceiling light fitting.

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SHOWER ROOM
7'4" x 6'9" (2.25m x 2.06m)



Window to rear; sink; WC and shower cubicle with mains shower; tile effect flooring; ceiling light fitting.

STAIRCASE & LOWER LANDING



The lower landing gives access to a larder room with fixed cupboards and shelving and a separate boiler room housing the gas central heating boiler and hot water tank; fitted carpet; ceiling light fittings.

BEDROOM 2
17'3" x 11'0" (5.28m x 3.36m)



Window to rear; shelved recess; plumbed in sink; fitted carpet; ceiling light fitting.

BEDROOM 4
11'9" x 9'6" (3.59m x 2.90m)



Window to rear; plumbed in sink; fitted carpet; ceiling light fitting.

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BATHROOM
11'9" x 9'6" (3.59m x 2.90m)



Window to rear; built-in cupboard; sink; WC and bath; newly fitted vinyl flooring; ceiling light fitting.

SITTING ROOM/BEDROOM 5
16'4" approx x 15'8" (5m approx x 4.79m)



Window to rear; built-in cupboard; fireplace with gas fire; fitted carpet; ceiling light fitting.

DINING KITCHEN
15'11" x 11'11" (4.86m x 3.64m)



Window to front; fitted kitchen in pine effect; gas fired Aga; slot-in dishwasher; fitted carpet; three ceiling light fittings.

LAUNDRY ROOM
9'10" x 8'1" (3m x 2.48m)



Window to side; stainless steel sink; plumbed in washing machine; fridge freezer and tumble dryer; ceiling clothes pulley system; stone floor; ceiling light fitting.

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GARAGE





Good size tandem garage with access from West Road. Three windows to side; wooden door; personnel door to side.

OUTSIDE









Ingleside is set in around two thirds of an acre of garden ground which is mainly laid to lawn with many mature trees and shrubs giving a good degree of privacy and bound by dry stone walling. Winding pathways lead you round the garden to many hidden nooks and crannies.

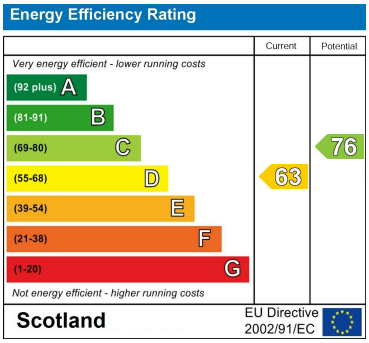
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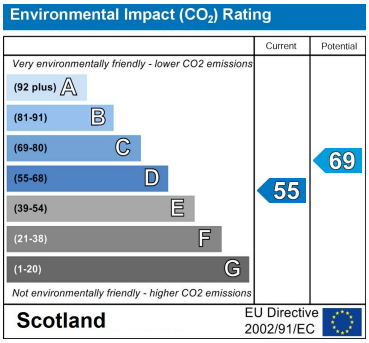
Included in the asking price are all carpets and fitted floor coverings, all light fittings, the bathroom and shower room fittings; the gas Aga and slot in dishwasher in the kitchen and the washing machine, tumble dryer and fridge freezer in the laundry room.

Area Map



Energy Efficiency Graph





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