



Deanshaugh Mill Deanshaugh Road, Elgin, IV30 4JA

Fixed Asking Price £250,000



We are delighted to bring to the market this renovation project which requires completing and as such will only be suitable to cash buyers. Of significant historical interest and dating back to the late 18th Century, the current owners owned Deanshaugh House and the Mill. In April of 2021, they sold Deanshaugh House, retaining the Mill and its surrounding ground as well as the driveway. The renovation of the Mill is now 80% complete and is being offered now for sale at a fixed price of £250,000 along with its garden ground, kennel, dog run and Listed Doocot and including a serviced enclosed area of ground (approximately 20 m x 40 m = 800 square metres) obvious building plot potential. The Mill has planning with Building Warrant current until May, 2023 so plenty of time for completion of the project. The layout of the accommodation is as follows :- Entrance Vestibule and Hallway, Bedroom with En Suite Shower Room and wardrobe area, second bedroom and accessible shower room, Upper Floor with wonderful open plan Lounge and Kitchen, Further Bedroom or Snug and Bathroom. Externally, there is a car port under the Lounge. All the windows are installed and the central heating will be air source with under floor downstairs (in place) and radiators upstairs, also in place. The air source pump still requires commissioning.

Historical Interest

Circa 1810
Part of the Mill is the Pigeon Loft with flight holes - this is the outbuilding referred to in the British Listed Buildings

Listing Name: Deanshaugh, Deansburgh House and Outbuilding
Listing Date: 20 August 1981
Category: B
Source: Historic Scotland

Statement of Interest
Alexander Johnston established his woollen mill at Deanshaugh in 1797. Appears on Wood's Town Map of 1822 as belonging to Mrs Longmore, and in present layout on Ray's map of Elgin of 1838.





Home Report

The Mill House is not yet complete and yet to be inhabited and as such is exempt from requiring a Home Report.

Entrance Vestibule

4'11" x 6'6" (1.5 x 2)

With cloak cupboard.

Hallway

6'6" x 15'8" (2 x 4.8)

Including stairwell. Underfloor heating and downlights.



Bedroom 1

11'1" max x 15'8" max (3.4 max x 4.8 max)

Under floor heating and downlights.

En Suite Shower Room

10'2" max x 15'8" max (3.1 max x 4.8 max)

Under floor heating installed. Suite purchased and on site.

Bedroom 2

10'2" max x 15'8" max (3.1 max x 4.8 max)

Under floor heating and downlights.

En Suite Shower Room

5'6" x 5'10" (1.7 x 1.8)

Under floor heating installed. Suite purchased and on site.

Lounge and Kitchen

15'8" x 23'5" (4.8 x 7.15)

Fabulous open plan room with exposed beam work, six Velux windows in the coombed ceiling along with downlights and 3 feature windows in the gable end with wonderful outlook. 3 pendant light fittings and timber flooring. The Kitchen has a good range of fitted units, sink and worktops. Integral oven, hob and hood. 2 radiators.

Snug or Bedroom 3

12'7" x 15'8" (3.85 x 4.8)

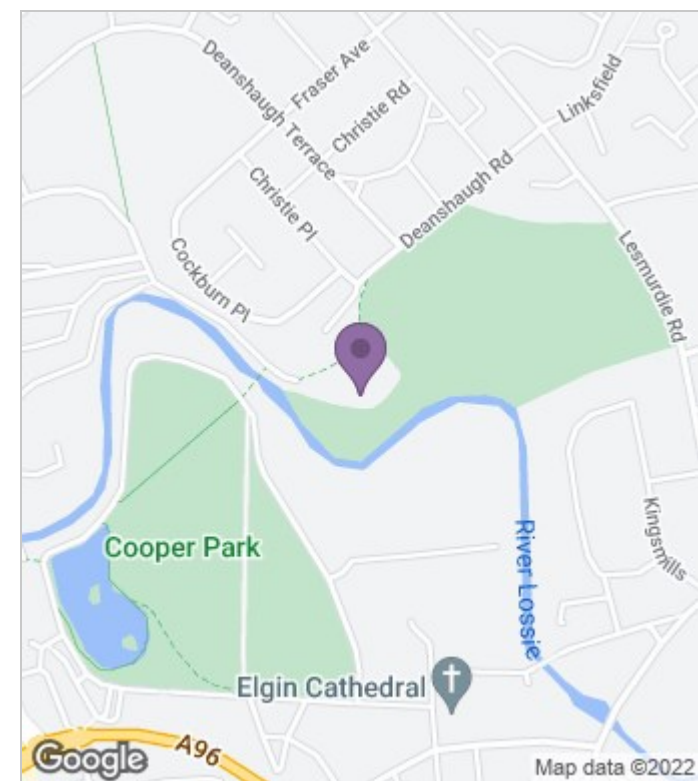
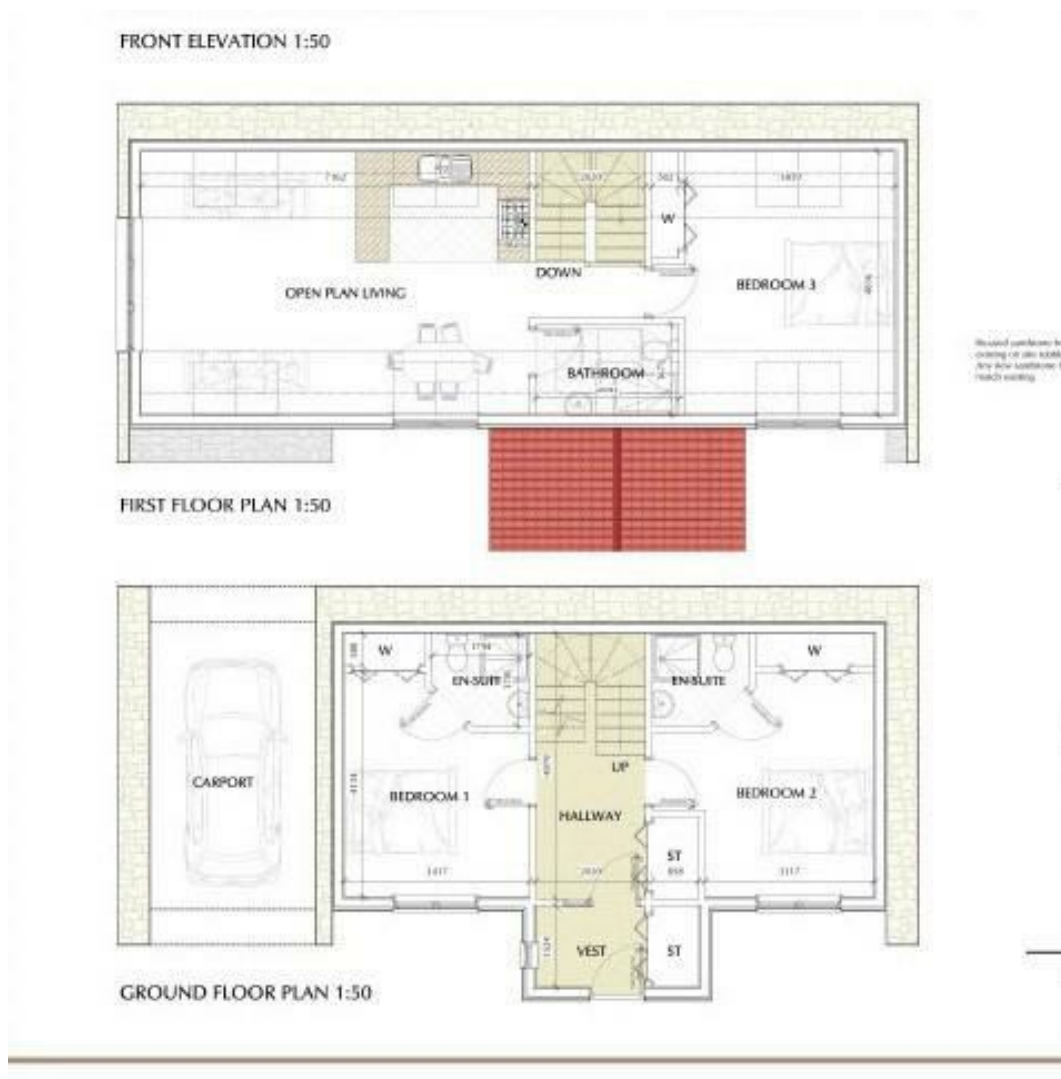
Plan shows a fitted wardrobe which is not being added. Coombed ceiling. Radiator.

Bathroom

5'5" x 8'8" (1.67 x 2.65)

Suite purchased and on site. Radiator.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our Elgin Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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