



**Greyfriars House 8 Queen Street, Elgin, IV30 1RR**  
**Offers Over £525,000**

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# Greyfriars House 8 Queen Street Elgin, IV30 1RR

Welcome to this magnificent Grade II Listed Victorian home, a striking example of 19th-century architecture nestled behind a charming stone wall and manicured greenery. Symmetrically designed and constructed in enduring stone, this stately residence boasts eight generously proportioned bedrooms, ideal for both luxurious family living and elegant entertaining.

The home's character is immediately evident in its twin bay windows, central entrance door, and ornate dormer windows that crown the roofline alongside multiple chimneys. Every detail—from the period features to the timeless façade—reflects the craftsmanship and grandeur of the Victorian era.

Offers Over £525,000



## **Entrance Vestibule** 6'2" x 5'2" (1.88 x 1.58)

A compact and practical entrance space featuring light tiled flooring, white walls, and a white front door with a mail slot and overhead window for natural light.

## **Reception Hall** 9'3" x 15'4" (2.83 x 4.68)

A welcoming space with light wooden flooring, white walls, and a central staircase featuring white steps, a wooden handrail, and black balusters—adding a touch of elegance and contrast. Modern ceiling light adds a bright, contemporary touch.

## **Lounge** 23'2" x 21'3" (7.08 x 6.49)

A bright and elegant space featuring a large bay window, fireplace with white mantel, decorative ceiling mouldings—ideal for formal entertaining or quiet relaxation.

## **Family Room** 24'7" x 21'11" (7.51 x 6.7)

Spacious and versatile with dual aspect windows, neutral carpet, and a central fireplace with wood burning stove, this room offers a comfortable setting for everyday living or informal gatherings.

## **Pantry** 13'0" x 4'4" (3.97 x 1.33)

Adjoining the kitchen is a dedicated pantry, offering ample storage, natural light, and seamless access—ideal for everyday use and culinary organisation.





### Dining Kitchen 19'11" x 15'1" (6.08 x 4.61)

The kitchen is a bright and functional space featuring white cabinetry, wooden countertops, and a tiled floor, centred around a large range cooker and a central island for added workspace.

### Larder 4'7" x 6'0" (1.42 x 1.84)

Highly functional and fully shelved Pantry.

### Utility Room 10'7" x 12'10" (3.25 x 3.92)

A spacious and well-equipped utility room featuring wooden cabinets and countertops, sink, and colourful tiled backsplash. Natural light enters through two windows, while fluorescent lighting and ceiling-mounted clothes pulley enhances functionality. Back door of the property. Security alarm system control. Cupboard with Megaflow hot water tank.

### Cloak Room 8'10" x 8'10" (2.71 x 2.7)

A stylish and compact space featuring decorative wallpaper, white tiled flooring with black diamond accents. Doors to the downstairs shower room and utility.

### Shower Room 6'0" x 7'10" (1.83 x 2.39)

A compact and well-appointed shower room. Opaque window and floor tiling to match the cloak room.

### Internal Hall

Hall area linking the Reception Hall to the Dining Kitchen. Lockable door with stairs down to the basement.








### Ground Floor

Approx 170 sq m / 1828 sq ft

 Denotes head height below 1.5m

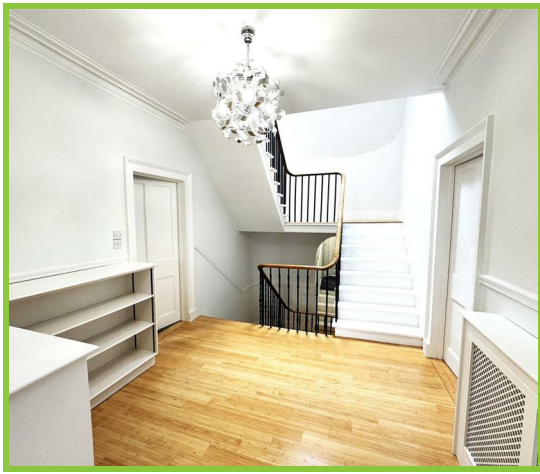
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**1st Floor Landing** 6'3" x 16'7" (1.91 x 5.06)  
The first-floor landing features wooden flooring, white walls, and a modern chandelier overhead. An arched doorway leads to a charming nook with built-in shelving and a window with a green blind, creating a bright and functional space ideal for reading, storage, or display.

**Master Bedroom** 23'10" x 16'7" (7.28 x 5.07)  
Extremely generous master bedroom featuring white walls, a glossy white floor, and three large windows dressed with yellow floral curtains. Built-in mirrored wardrobes span one wall, enhancing both storage and light. Modern ceiling lighting and a radiator complete this elegant and comfortable retreat.

**En Suite Shower Room** 10'6" x 4'4" (3.21 x 1.33)  
A compact and characterful en suite featuring wood-panelled walls and ceiling, a shower enclosure, bidet, wc, wash hand basin and radiator. A large window provides privacy while allowing natural light.



**MASTER BEDROOM**





**Bedroom 2** 9'11" x 11'1" (3.04 x 3.39)  
Double bedroom with double fitted wardrobe. West facing window.

**Half Landing** 6'10" x 8'0" (2.09 x 2.44)  
The staircase features a half landing with a graceful change in direction, framed by an arched opening. Access to bedrooms 3, 4 and 5 plus family bathroom and second shower room.

**Bedroom 3** 11'10" x 15'8" (3.63 x 4.78)  
Double bedroom with South facing window. Fitted desk area.

**Bathroom** 6'5" x 8'7" (1.97 x 2.62)  
Family Bathroom with bath, wc and wash hand basin plus separate shower enclosure.

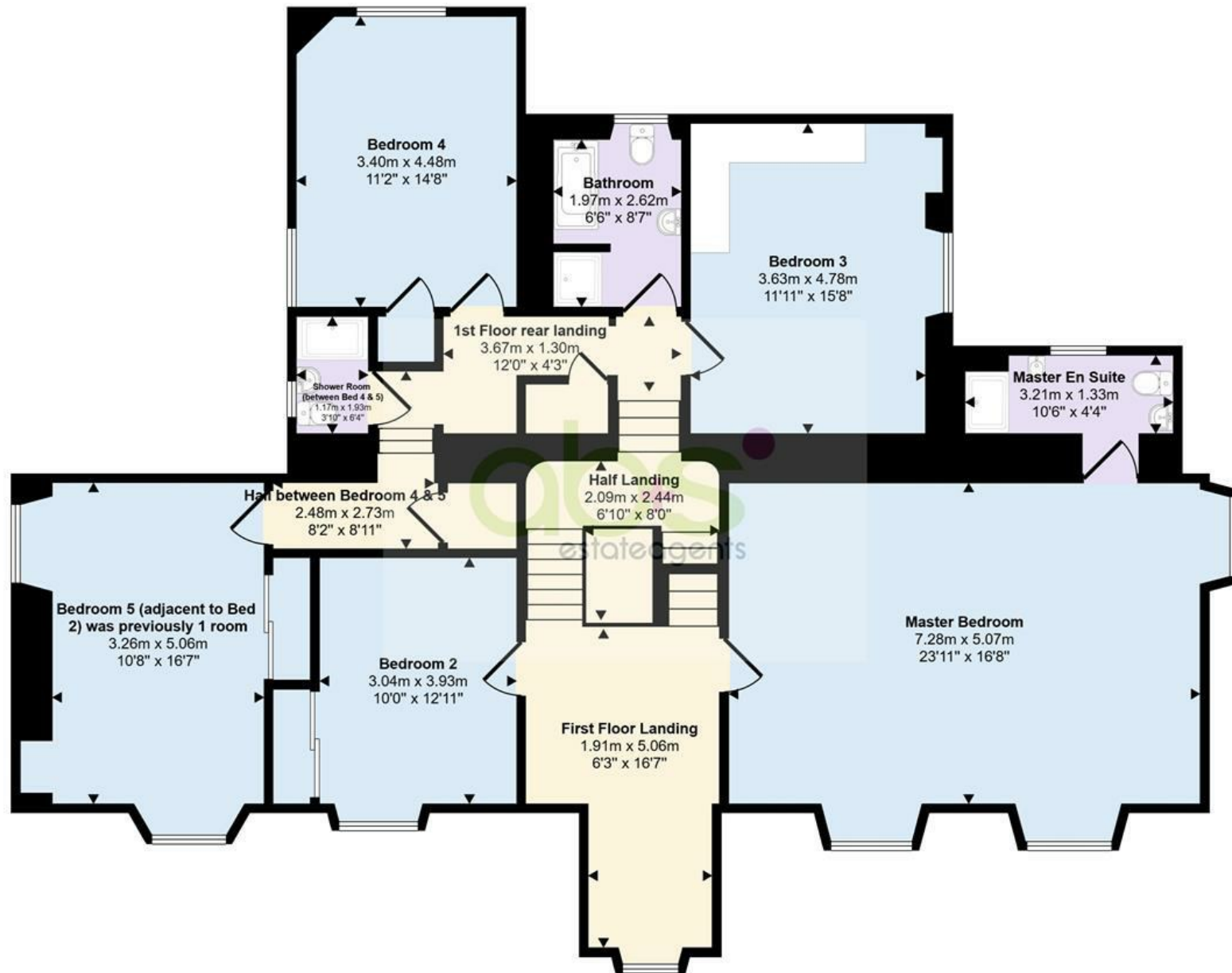
**Bedroom 4** 11'1" x 14'8" (3.4 x 4.48)  
Double Bedroom with outlook over the rear garden. Double wardrobe.

**Passageway**  
This passageway has 2 storage cupboards and links the half landing to :-


**Shower Room** 3'10" x 6'3" (1.17 x 1.93)  
Another Shower Room.







First Floor  
Approx 168 sq m / 1811 sq ft

 Denotes head height below 1.5m

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**Bedroom 8** 13'4" x 13'6" (4.08 x 4.14)  
Double bedroom with coombed ceiling and South facing Bay dormer.

#### Front Garden

The property is approached through a charming front garden, beautifully landscaped with a vibrant mix of red peonies, purple blooms, and neatly trimmed conical shrubs. This lush and colourful setting creates a welcoming first impression, complementing the grandeur of the stone façade and large windows of the house.

The garden not only enhances the property's kerb appeal but its thoughtful design reflects the elegance and character of the home itself.



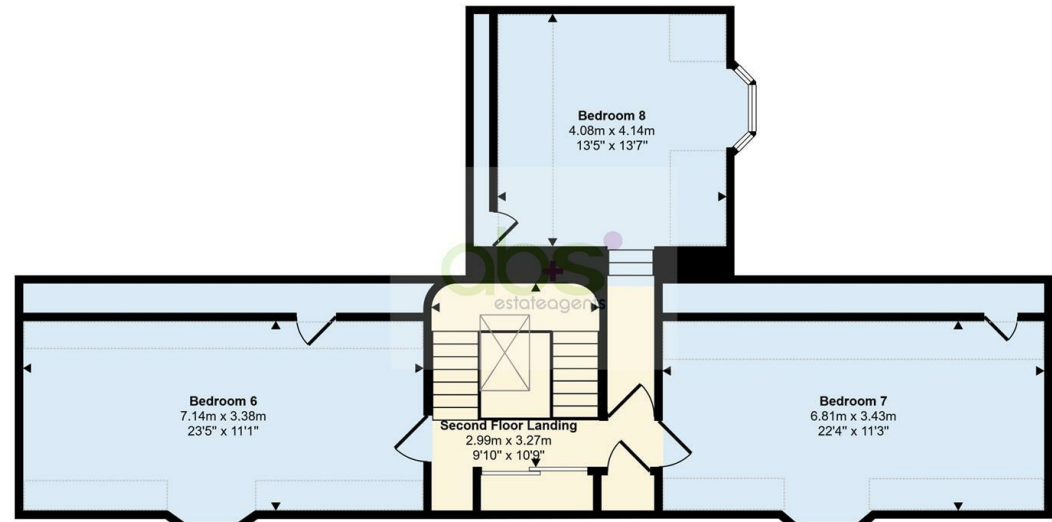
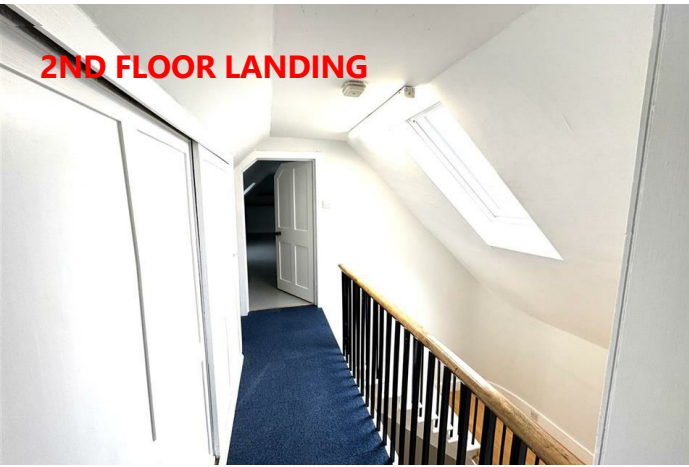
**CLOAK ROOM**




**SHOWER ROOM**



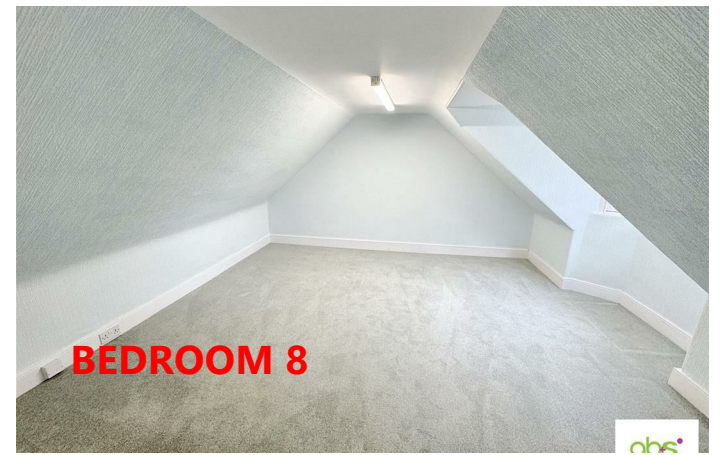
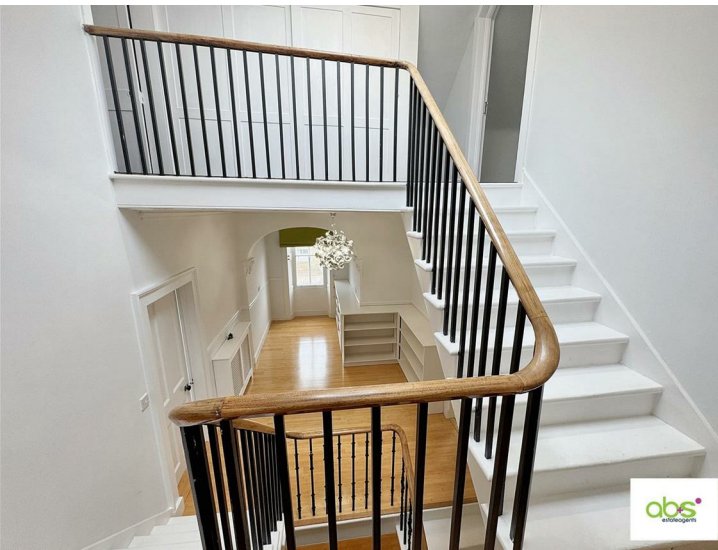
**2ND FLOOR LANDING**



**Second Floor**  
Approx 97 sq m / 1043 sq ft

 Denotes head height below 1.5m

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### Rear Garden

The rear garden of this distinguished Victorian residence is a spacious and versatile outdoor retreat, thoughtfully arranged across multiple zones to offer both beauty and practicality. Well-maintained lawn, bordered by vibrant flower beds and mature planting, creating a peaceful and private setting ideal for relaxation or entertaining. Adjacent to the lawn is a gravelled section, offering a low-maintenance space with a wooden shed and a tall fence for privacy. A further section includes a stone pathway and gravel surface, bordered by a characterful stone wall with lockable door gate to Institution Road. You will also find the back door of the property here into the Utility Room where the security system is located. Together, these areas form a diverse and well-structured garden space, rich in potential and perfectly complementing the elegance of the home.

### Garage

16'9" x 20'8" (5.1 x 6.3)

Double Garage with sliding doors. The garage also offers obvious scope to provide vehicular access into the rear garden - subject to planning approval. (Time expired planning consent to extend and convert to a 2 bedroom townhouse).

### Fixtures and Fittings

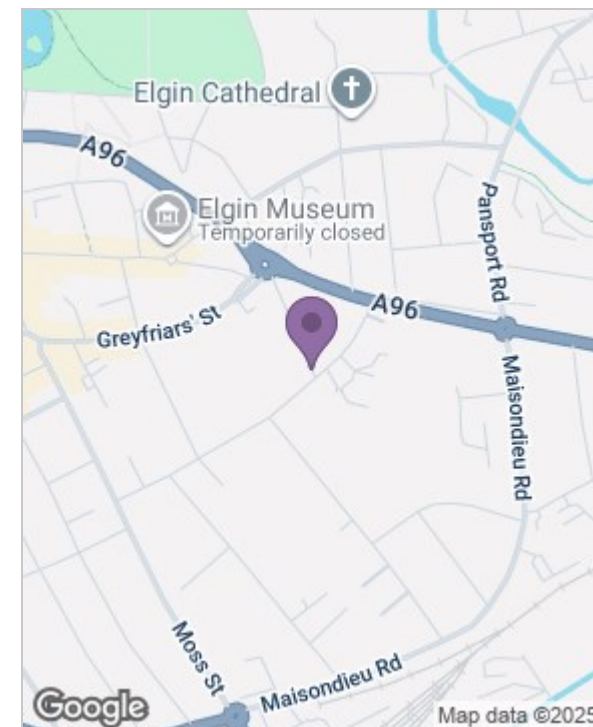
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral kitchen appliances. The Rangemaster cooker is sold as seen.

### Home Report

The Home Report Valuation as at January, 2025 is £525,000, Council Tax Band G and EPI rating is E.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC

**Viewing**  
if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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