



Inverness 36 miles

Aberdeen 66 miles

26 MAYNE ROAD

ELGIN, MORAY

A beautifully-considered semi-detached, three/four bedroom family home, ideally located within Elgin's highly sought after West End.

Offers in excess of £315,000.

DIRECTIONS

26 Mayne Road is ideally located within the desirable West End area of Elgin. The property sits on the corner of Mayne Road and Young Street.

If using what.3.words., the location is ///unit.donor.gladiators.

AMENITIES

26 Mayne Road is only a short walk from West End Primary School and under 5 minute drive to two High Schools, making it a fantastic family home.

Elgin, the regional centre, offers a wider range of amenities including a main line railway station, a number of supermarkets, hotels, leisure facilities, restaurants and a hospital, most of which are within walking distance of the property.

The area offers an abundance of outdoor activities including rural walks, beautiful beaches, numerous golf courses, and cycling routes.

Inverness Airport is 31 miles west at Dalcross.

GENERAL OVERVIEW

This charming and beautifully-presented family home offers flexible accommodation arranged over two floors, combining period character with thoughtful modern touches to create a warm and welcoming living environment.

The ground floor is arranged to suit modern family living, with a natural flow between the main living spaces. A comfortable sitting room provides a cosy retreat, while the impressive kitchen/dining room forms the heart of the home, featuring full-height French doors opening onto the garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living. The kitchen is well-appointed with ample storage and workspace, making it perfectly suited to both family life and entertaining. The snug/office/fourth bedroom and under stairs WC further enhances the functionality.

The first floor continues the sense of light and space, with a generous landing providing access to the bedrooms, laundry room and bathroom. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. A separate utility room is also located on this level, thoughtfully positioned to support day-to-day living and family routines, with space for laundry appliances and additional storage.

Throughout the home, there is a strong emphasis on flexibility, natural light and intelligent use of space, allowing the accommodation to adapt easily to changing needs. Outside, the property enjoys a private garden, ideal for relaxing or entertaining, as well as garage and double off-street parking spaces, completing a home that is both comfortable and highly functional.

POSTCODE

The postcode for the property is IV30 1PB.

ACCESS

Access to the driveway of the property is taken via Mayne Road and on street parking surrounding the property is also available.

GARDEN

The property is set within attractive and well-defined grounds, enjoying a high degree of privacy while remaining open and welcoming. To the front, the house is framed by traditional stonework and mature hedgerow.

The garden grounds are laid to a mixture of gravel, stone and timber patios with an area of lawn to the front of the property. Mature shrubs and plants are thoughtfully planted on three sides, with a wooden slatted fence sectioning off the neighbouring property.

A gravel driveway with space for two vehicles and substantial detached garage can be found at the back of the property, with steps leading to the garden. and rear of the property.

BOUNDARIES

The boundaries are shown approximately on the plan included within these particulars. The boundaries are set by stone walls, full-height hedgerow and wooden fencing.

SERVICES

The property benefits from gas central heating throughout and is supplemented by an open fire in the living room.

The property is served by mains gas, electricity, water and drainage.



ACCOMMODATION

Ground Floor:-

- **Entrance Vestibule (2.26m x 1.64m (maximum))**
Welcoming entrance vestibule with solid wooden front door and narrow window to the right, tile flooring, ample hooks for coats and storage for shoes, central heating radiator, full height glazed door to the hallway and window to the staircase.
- **Hallway (3.68m x 1.29m, 2.34m x 1.04m)**
Bright L-shaped hallway with original hardwood flooring and decorative coving surrounding the high ceilings, doors leading to the entrance vestibule, living room, downstairs WC, kitchen/dining room, downstairs bedroom/family room, central heating radiator and stairs leading to the first floor.
- **Living Room (4.98m (in Bay) x 4.49m)**
Well-proportioned living room featuring large bay window providing excellent natural light and additional window seating, high ceiling with decorative coving, cast iron open fire with painted surround, varnished original wood flooring, built-in storage cupboards with shelving to the alcoves, central heating radiator, central ceiling rose, ample plug sockets, creating a warm and inviting family home.
- **Downstairs WC (1.52m x 0.81m)**
A function downstairs WC located underneath the staircase, fitted with WC, wall-mounted hand basin with mixer tap, heated towel rail, featuring timber-clad walls, a sloping ceiling and vinyl flooring.
- **Kitchen/Dining Area (7.64m x 3.52m, narrowing to 3.23m)**
A generous, open-plan room providing a practical family and entertaining space. Comprehensive range of wall and floor mounted units, incorporating solid Oak worktops, tiled splashback, central island with double Belfast sink with mixer tap, central heating radiator, integrated fridge freezer, double ovens, microwave, induction hob and dishwasher.

The sunken dining area enjoys excellent natural light from windows to the side elevation and large roof light, with



timber-clad walls and ceiling, vinyl flooring throughout, French doors provide access to the rear garden/driveway.

- **Bedroom 4/Family Room (3.56m (maximum) x 3.34m)**
Versatile ground floor room suitable for use as a family room, downstairs bedroom or home office. Large window, carpeted flooring, central heating radiator, recessed arched alcove providing useful display or storage space.
- **Stairs to First Floor**
Decorative wood and painted banister, wood stairs with stylish painted finish, curved to first floor landing.

First Floor:-

- **Landing (3.65m x 1.56m)**
Generous first floor landing with carpeted flooring, high ceiling, Velux window with ceiling mounted drying pulley, central heating radiator, doors leading to bathroom, utility room and three bedrooms.
- **Master Bedroom (4.84m (in Bay) x 2.96m)**
A spacious principal bedroom featuring bay windows to the front elevation providing great natural light, semi-coombed ceilings, carpeted flooring, built-in wardrobe, central heating radiator, single pendant light, bi-fold door leading to en-suite.
- **Master En-suite (2.65m (inc shower) x 1.02m)**
WC, wall-mounted sink and vanity unit, walk-in shower enclosure with Grohe shower mixture unit, glazed door and marble-effect wet wall, extractor fan, heated towel rail, vinyl flooring, Velux window.
- **Bedroom 2 (4.65m (maximum) x 3.59m (maximum))**
Double bedroom with built-in wardrobe, large window, semi-coombed ceiling, central heating radiator, single pendant light, carpeted flooring.
- **Bedroom 3 (2.61m x 2.61m)**
Single room, built-in shelves beneath window, semi-coombed ceiling, central heating radiator, single pendant light, carpeted flooring.
- **Family Bathroom (3.13 x 1.61m)**
Main bathroom featuring full-size bath with overhead shower, with glass shower screen, wash basin with vanity unit below and mirror above, WC, heated towel rail, extractor fan, frosted window with shutter blinds, single pendant light, herringbone-effect vinyl flooring.
- **Utility Room (2.59m x 1.62m)**
Useful utility/laundry room comprising Worcester gas boiler, Megaflo hot water cylinder, electricity meter and trip switches, plumbing connections for washing machine and tumble dryer, worktop space, creating a useful and functional area.

NB: all measurements are maximum room sizes and are approximate.



LOCAL AUTHORITY

The Moray Council
High Street
Elgin
IV30 1BX
Tel: 01343 543451 // www.moray.gov.uk

COUNCIL TAX

The property is within Band E.

ENERGY PERFORMANCE INDICATOR

The property has an EPC Band of D(59).

VIEWING

Interested parties may view the property by prior arrangement with the sole selling agents Bowlts Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Email: properties@bowlts.com. Please note that viewings must be by prior appointment only.



ENTRY

Early entry with vacant possession is available following legal settlement and payment of the purchase price.

OFFERS

Offers are invited in excess of £315,000 (THREE HUNDRED AND FIFTEEN THOUSAND POUNDS) sterling.

Offers should be submitted in formal Scottish legal terms to Bowlts Chartered Surveyors, Barnhill, Pluscarden, By Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Email: properties@bowlts.com. It should be noted that the vendor reserves the right to accept any offer at any time and prospective purchasers are therefore advised that they should register their interest in writing with the selling agents. The vendor will not be bound to accept the highest or indeed any offer for this property.



CLOSING DATE

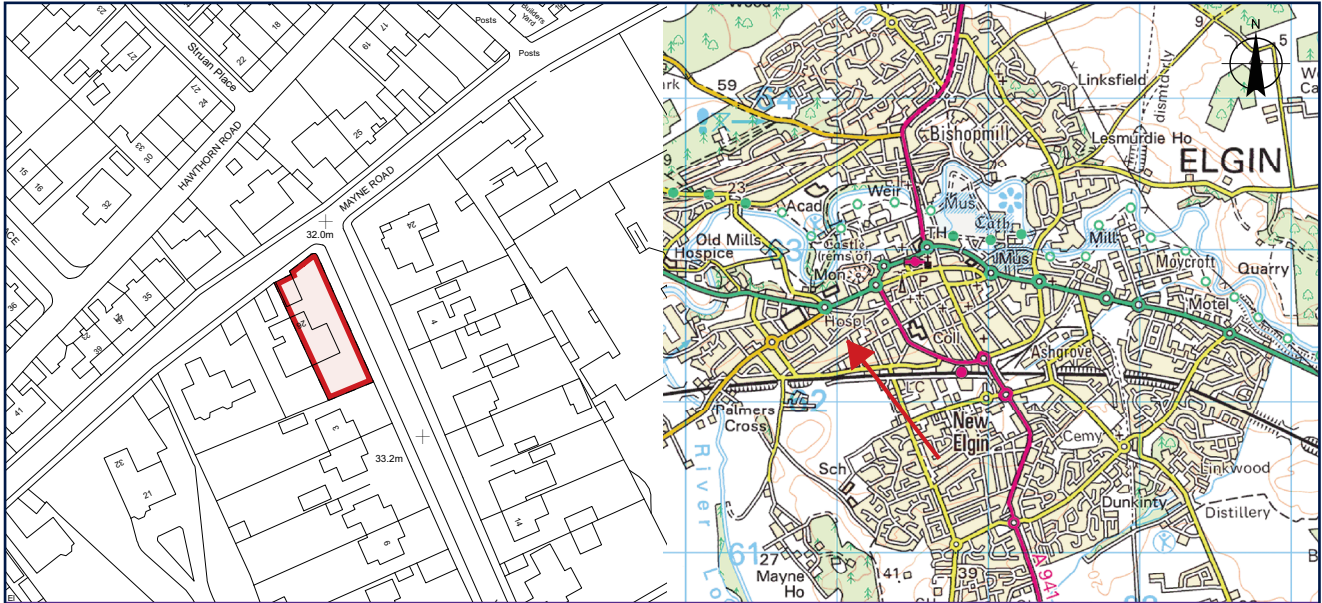
In the event of there being a closing date for the receipt of offers, we will use our best endeavours to inform all parties who have formally noted their interest with us. It is recommended that interested purchasers register their interest in this property in writing by letter rather than relying solely on emails.

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DECLARATION

It is declared that the property is owned by a friend of a member of Bowlts Chartered Surveyors' staff.



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Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400



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MM 4300 - Last Updated 29th January 2026