



233 High Street

Investment Portfolio

£495,000

ccl
PROPERTY



233 High Street

ELGIN, IV30 1DJ

CCL Property are delighted to offer for sale this investment opportunity to acquire a portfolio of residential cottages and maisonettes situated in an ideal location just off the High Street in the heart of the town.

All the maisonettes offer good accommodation on two floors, as well as one of the cottages, the other is detached and all on one floor, with an outside area for bin and with rotary clothes dryer and a small parking area.

The properties are ideally located at the West Side of Elgin High Street. The town centre offers a wide range of conveniently placed amenities such as shops, cultural, sport, leisure facilities, cinema, health and medical services, excellent schools and local college which forms part of the University of the Highlands and Islands. Also, within walking distance of Tesco and Aldi. The surrounding area contains mainly ground floor retail usage with residential or commercial usage on the upper floors. The bus and train stations are within walking distance.

Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 21,000. It is situated approx. 36miles east of Inverness and 64miles west of Aberdeen with good transport links via the A96 trunk route and mainline rail links to Inverness and Aberdeen and their respective airports.









The Property

The three maisonettes are all one bedroomed properties, with the two cottages, one on two floors and the other all accommodation on one floor and is detached.

233c High Street:

Entrance hallway with stairs leading to the upper floor, Living Room (4.00m x 3.15m) and Kitchen (2.24m x 1.76m) on the ground floor and Double Bedroom (4.00m x 3.15m) and Bathroom (2.24m x 1.76m) on the upper floor. Provides a rental income of £420 per month.

233d High Street:

This property is the mirror image of 233c with, Entrance hallway with stairs leading to the upper floor, Living Room (4.00m x 3.15m) and Kitchen (2.24m x 1.76m) on the ground floor and Double Bedroom (4.00m x 3.15m) and Bathroom (2.24m x 1.76m) on the upper floor. Provides a rental income of £420 per month.

233e High Street:

The property has a slightly different layout but again has an Entrance hallway with stairs leading to the upper floor, Living Room (3.75m x 2.54m) and Kitchen (3.75m x 1.54m) on the ground floor and Double Bedroom (3.59m x 2.16m) and Bathroom (3.59m x 1.63m) on the upper floor. Provides a rental income of £420 per month.



233f High Street:

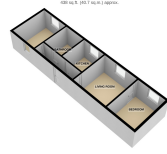
A lovely two bedroom cottage on two floors with an Entrance hallway which has staircase leading to the upper floor, Living Room (3.94m x 3.81m) Kitchen (3.94m x 3.76m) Bathroom (3.76m x 1.76m) on the ground floor, on the upper floor a spacious landing with ample cupboard storage, Bedroom 1 (3.97m x 3.89m) and Bedroom 2 (3.97m x 4.23m) Provides a rental income of £475 per month.

229g High Street:

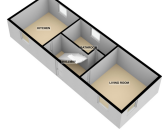
A lovely detached cottage with all accommodation on one floor with entrance hallway, Living Room (3.31m x 3.16m) Kitchen (2.48m x 2.27m) Bathroom (2.26m x 1.95m) Bedroom1 (3.33m x 2.58m) Bedroom 2 (3.34m x 2.54m) Provides a rental income of £430 per month.

External

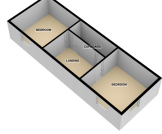
Double wrought iron gates on the High Street lead onto a paved lane where all the external doors to each property are accessed from. There is a further tarmac area at the bottom which provides parking for the cottage at the bottom and further paved drying area. There is also a laundry room and a store which can be used by tenants and is shared.



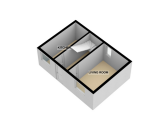
2024-10-01-10
451 sq. ft. (141.7 sq. m.) approx.



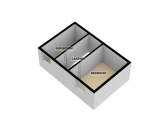
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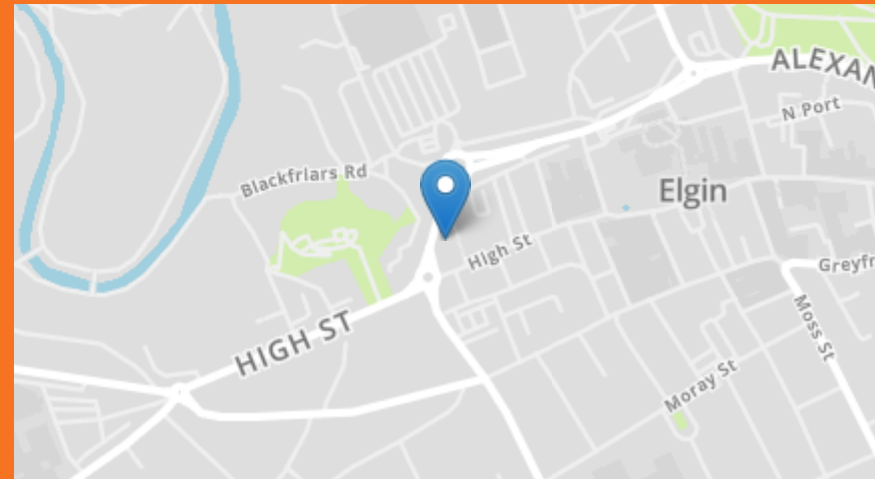
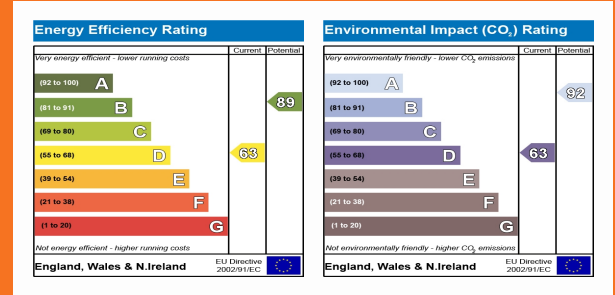


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