



Heldon Place, Elgin, IV30 6YS

Fixed Price £210,000

Hamish

www.hamish-homes.co.uk | 01463 250000



Hamish
PROPERTY PROFESSIONALS



- Six bedroom semi detached house
- Gas central heating
- Double glazing
- Off-street parking
- Enclosed rear garden
- Above average EPC energy efficiency rating
- Council tax Band C
- Accompanied viewings, by appointment 7 days a week
- Entry date, by mutual consent
- Home report available on request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This well-cared-for semi-detached property offers the prospect of a wonderful family home with a 141m² interior, several bedrooms, a generous front driveway, and a below-average energy rating. Constructed in approximately 1970, the house has been carefully maintained, decorated, and painted throughout in mostly neutral colours. The addition of attractive timber doors creates a clean, light-filled, modern-feeling space. The exterior is mainly laid with gravel with an area of artificial grass, providing a small garden area and parking for two cars.

Access to the house is through a cheerful hallway that leads into a comfortably sized open-plan living dining room. The space is pleasantly appointed with double-aspect windows overlooking the front and rear of the property. It features a self-striped paper in light tones, complimented by a feature wall with feather details. A hatch provides a convenient link to the kitchen. The kitchen is in an L-shape and fitted with several pale grey fronted wall, floor and drawer units and topped with a grey wooden style worksurface that matches the finish of the flooring. With a stainless-steel oven, a gas hob and a breakfast bar completing the layout, the kitchen has plenty of space for preparation and storage and offers a comfortable space and access to the garden. A separate utility room provides further space for appliances.

A ground-floor reception/bedroom at the front of the property offers the potential of accessible sleeping accommodation if required, especially given its proximity to a convenient shower room, which is a tasteful newer addition to the ground floor. It offers a shower enclosure, WC and wash-hand basin.

A grey carpeted staircase leads to the five bedrooms on the first floor. The principal bedroom is generously sized and is decorated with playful grey wallpaper on the feature wall. Three bedrooms are simply but elegantly arranged with light-coloured walls and clean lines, with another room decorated in pink, creating a delightful, cosy-looking child's room. All the bedrooms have built-in storage. The family bathroom is sumptuously finished with attractive grey tiles. It has a luxurious slipper bath, glass shower enclosure, generous vanity unit and a white WC and wash hand basin.

The garden is enclosed on all sides by low walls and the patio and utility areas are laid with paving. An area of artificial grass lies to one side. This is very much a property suitable for several people that offers comfort and plenty of space and which has been well-maintained. With its great setting close to schools and services and near the centre of Elgin, 8 Heldon Place has a lot of scope for a growing or extended family.

ABOUT ELGIN

A former Royal Burgh of Moray, Elgin is a popular city just one hour from Inverness and 90 minutes from Aberdeen. Located on the A96, Elgin is ideally placed for some of the major centres in Northern Scotland, as well as architecturally and historically significant buildings, including Elgin Cathedral and world-class distilleries.

With outstanding scenery and a famous past, Elgin is popular with visitors but has also grown into an important commercial centre in its own right. Often described as a City, Elgin has a natural dignity and attracts high-value brands, giving the area a feel of luxury but in a way that is accessible and welcoming. Elgin is well provided with local services, being home to UHI Moray, Dr Greys Hospital, doctors, dentists, and many independent businesses. There are a number of primary schools and a high school, and Gordonstoun School and Aberlour House are just 15 minutes away.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: C

EPC Rating: C (79)

Entry Date: By mutual consent

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

INCLUDED IN THE SALE:

All floor coverings curtains and blinds and all integrated kitchen appliances.



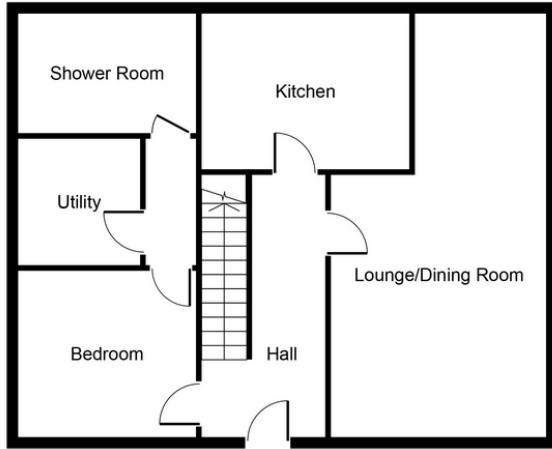


 6

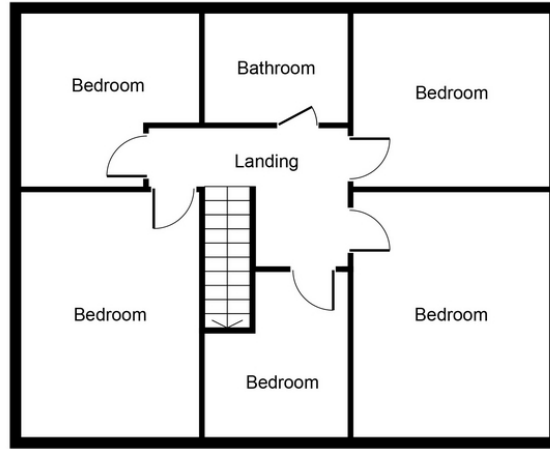
 2

 141 m²



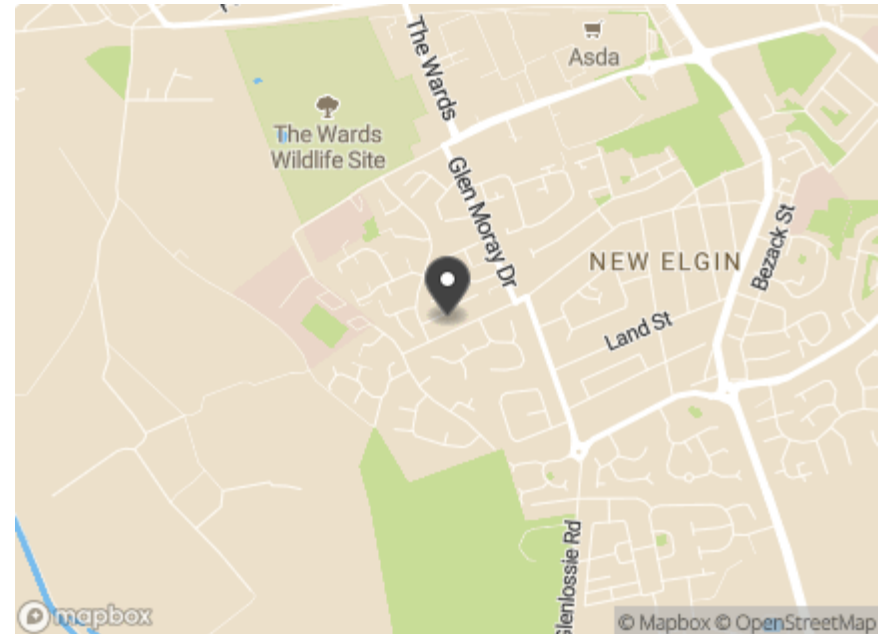


Ground Floor
Approximate Floor Area
756 sq. ft.
(70.3 sq. m.)



First Floor
Approximate Floor Area
756 sq. ft.
(70.3 sq. m.)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+) 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			
England, Scotland & Wales		EU Directive 2002/91/EC	
		79	86
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
		77	83



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2024 | www.houseviz.com



Hamish

Kintail House, Beechwood Park,
Inverness, IV2 3BW

www.hamish-homes.co.uk | 01463 250000