



East Road, Elgin, IV30 1XG

**Offers Over £110,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS





- One bedroom terraced bungalow for sale
- Central location
- Gas fired central heating
- Double glazing
- Band A council tax
- Potential for development of the attic space
- Enclosed rear courtyard garden
- Entry date, by mutual consent
- Home report available on request
- Viewing by appointment only, 7 days a week

**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](mailto:askhamish@hamish-homes.co.uk)



At only a few minutes walk from the centre of Elgin and conveniently located roughly halfway between Inverness and Aberdeen, with good road and transport links to both, 23 East Road is an attractive, stone-built cottage with traditional charm. With an interior space of 51m<sup>2</sup>, the property benefits from a Council Tax band A rating. This, together with the possibility of an incredibly low EPC of band B if recommended actions are taken, marks this a potentially very cost-effective property. Its good valuation also makes it an exciting prospect for a couple or an individual looking to purchase their first home or investment property. The house has shared access to a pretty front garden.

Constructed in approximately 1930, the property has thick stone walls that retain warmth and offer natural soundproofing, it has also retained some of its earlier features, including slightly higher-than-usual ceilings, large windows and interesting architectural details. A clean white hallway opens into the spacious sitting room, decorated in a dove grey with white woodwork. A cater-corner wall is papered with a brick effect finish and its angles bring additional character to the space and create naturally occurring areas for seating and a dining or desk space.

A cheerful yellow-painted kitchen has a good number of floor and wall cabinets. Wooden work surface space is plentiful, creating practical areas for preparation and serving. The kitchen has a comfortable and relaxed feeling and benefits from a rear hallway, providing additional storage and access to the outdoor drying area. The bedroom is decorated in grey and white and has a large built-in wardrobe that provides useful storage. Its mirrored front creates additional space whilst adding to the natural light in the room.

The bathroom has a WC, wash hand basin, and a bath with a shower over, finished in green and white with black panels around the bath. A courtyard is to the rear, which is enclosed with timber fencing and has space for outdoor drying. 23 East Road is a charming home in an excellent location for those who work in Elgin or the nearby enterprise centres around Nairn or Inverness. With such a reasonable valuation and the potential of low running costs, this is definitely somewhere a first-time buyer should take a closer look at.

#### ABOUT ELGIN

A former Royal Burgh of Moray, Elgin is a popular town just one hour from Inverness, and 90 minutes from Aberdeen. Located on the A96, the town is ideally placed for some of the major centres in Northern Scotland, as well as architecturally and historically important 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 real 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: A

EPC Rating: D (67)

Entry Date: Early 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.

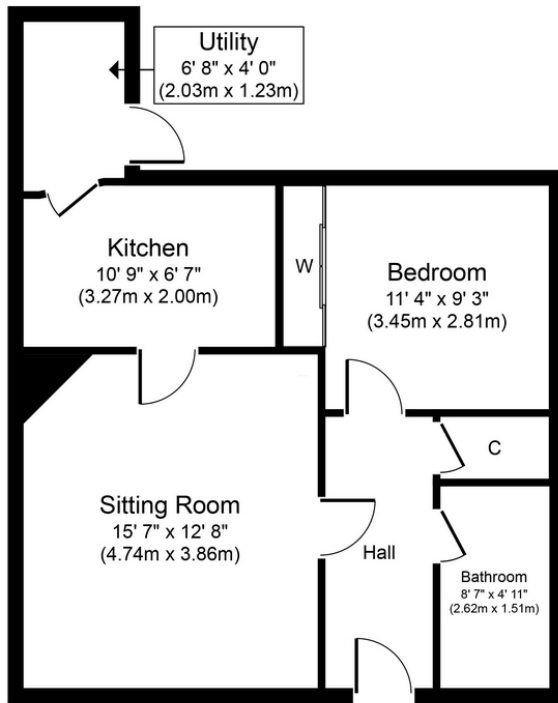
#### ANTI-MONEY LAUNDERING LEGISLATION

As with all Estate Agents, Hamish is subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers and any offer presented to us must be accompanied by the current address, date of birth, and of proof of funds for all purchasers and of any family members who may be gifting deposits. From time to time, certified photographic evidence of the buyer's identity and proof of address may also be required. We are unable to progress any sale to completion, until these requirements have been fully satisfied.





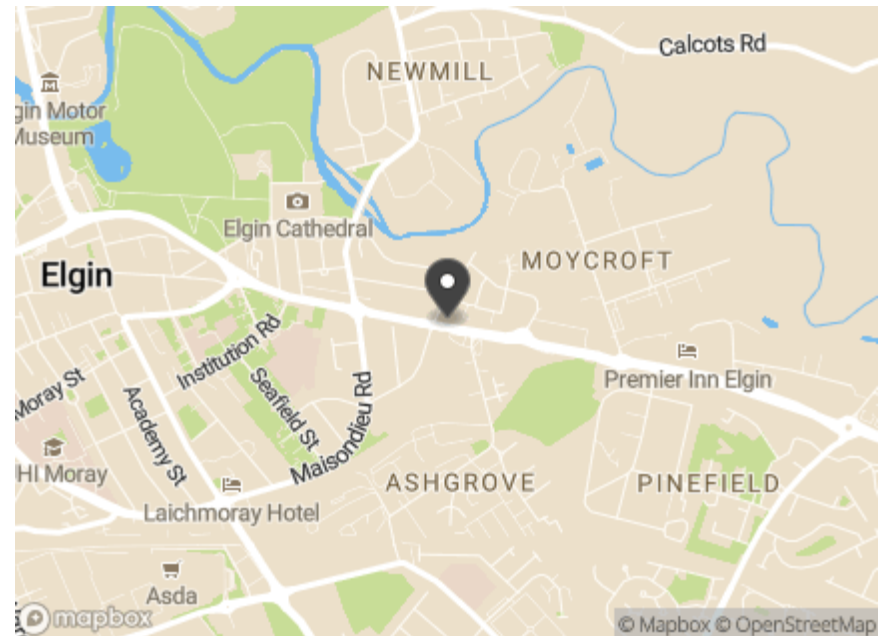




Approximate Floor Area  
505 sq. ft.  
(46.9 sq. m.)

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.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		67	(92+) <b>A</b>		92
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>	66	
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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