



Pinefield Crescent, Elgin, IV30 6HZ

Offers Over £115,000

Hamish

www.hamish-homes.co.uk | 01343 331100



Hamish
PROPERTY PROFESSIONALS



- Two bedroom terraced house
- Gas Fired Central Heating System
- Garage With Power & Lighting
- Modern Kitchen with Breakfast Bar
- Stylish Laminate Flooring Downstairs
- Private Stone Chipped Front Garden
- Close to Amenities, Shops & Schools
- Early Entry Available
- Viewings By Appointment, 7 Days A Week
- 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 packaged mid-terraced home feels instantly inviting as you cross the threshold into the large entrance vestibule. The hall welcomes you with its fine wood laminate flooring which flows through into the spacious living room. With its flood of natural light, streaming in through windows at both ends, it creates a bright and airy atmosphere. This versatile space which has plenty of room for a dining table and chairs, is perfect for hosting lively gatherings with friends, cosy family dinners or simply unwinding after a long day. The gentle hues of the wooden flooring complement the neutral walls, offering a stylish yet comfortable backdrop for your furnishings and personal touches.

Also downstairs you'll find the kitchen. Designed with white cabinets and contrasting grey worktops, this space combines practicality with aesthetic appeal. There's ample room to prepare your favourite dishes, while the small breakfast bar provides an inviting spot for casual meals, morning coffee, or a chat with loved ones as you cook. Upstairs two generously sized double bedrooms await, each offering built-in wardrobes providing ample storage and a clutter-free environment without the need for additional furniture. Both bedrooms benefit from good sized windows and a radiator making them feel comfortable and cosy. The family bathroom has everything you need, giving you the option of taking a long soak in the bath or a quick wash under the convenient electric shower.

Outside, the enclosed garden is low maintenance with stone chippings and neat paving, while the other side of the property backs on to a generous patch of grass which would be ideal for children to play on. Adding to the practicality of this home is the allocated garage, complete with power and lighting, providing secure storage or workshop space. Additional parking is conveniently located nearby, ensuring ease of access for you and your guests. This delightful home is ideal for first-time buyers, offering a wonderful opportunity to step onto the property ladder. It also presents a compelling option for investors seeking a buy-to-let property, given its well-maintained condition and prime location. Situated within a quiet, yet well-connected area of Elgin, this home places you close to all essential amenities, schools and transport links. With its blend of charm, comfort and potential, this property is more than just a house, it's the perfect place to create lasting memories. Don't miss the chance to make it your own.

ABOUT ELGIN

Elgin is a vibrant town in Moray, steeped in history and surrounded by natural beauty. As the commercial centre of the region, Elgin offers a perfect blend of urban convenience and rural charm, making it an attractive place to live. One of Elgin's standout features is its rich history, highlighted by the majestic ruins of Elgin Cathedral and the town's well-preserved Victorian architecture, including grand buildings and quaint stone cottages. Elgin is well-equipped with modern amenities, including a variety of shops, supermarkets, cafes and restaurants. The town also boasts excellent educational facilities, including several primary and secondary schools making it a great location for families.

For leisure, residents can enjoy the atmosphere of Cooper Park, play at local golf courses or take in a football match at Borough Briggs, the home of Elgin City Football Club. Elgin's location provides easy access to both the coast, with an array of stunning nearby beaches and the Cairngorms National Park, offering endless opportunities for outdoor activities such as hiking, cycling, and wildlife watching. Situated between Inverness and Aberdeen, the town is also well-connected by road and rail, with direct links to both. For those looking to buy property, Elgin offers a vibrant community, historical charm and a high quality of life in a picturesque setting.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: B

EPC Rating: C (67)

Entry Date: Early entry available

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.




Hamish
PROPERTY PROFESSIONALS



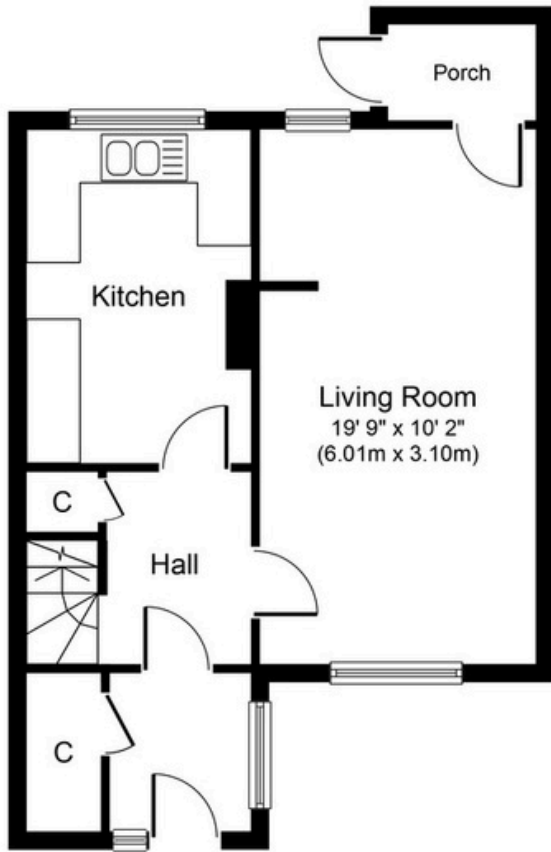
 2

 1

 1

 76 m²





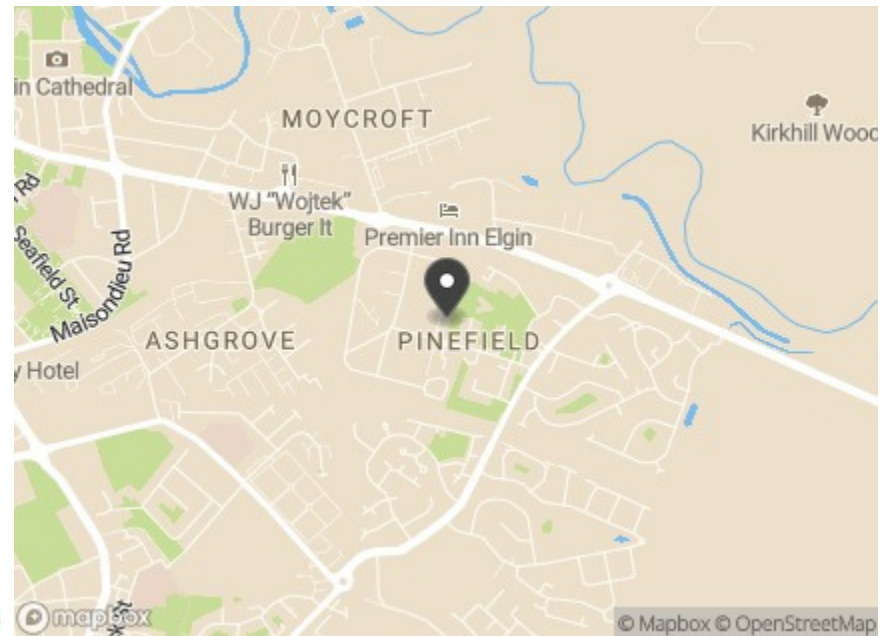
Ground Floor
 Approximate Floor Area
 442 sq. ft.
 (41.1 sq. m.)



First Floor
 Approximate Floor Area
 370 sq. ft.
 (34.4 sq. m.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	67	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	64	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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, Park House Centre, South Street,
 Elgin IV30 1JB

www.hamish-homes.co.uk | 01343 331100