



Longmoor Crescent, Elgin, IV30 4HE

Offers Over £120,000

Hamish

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



Hamish
PROPERTY PROFESSIONALS



- Two Bedroom House with Great Potential
- Quiet Established Residential Elgin Area
- Gas-Fired Central Heating Throughout
- Double Glazing
- Low Council Tax Band – B
- Spacious Living Room with Stone-Effect Fireplace
- Large Gardens Front & Rear
- Early Entry Available
- Viewings By Appointment Only, 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



A fantastic opportunity awaits at 25 Longmoor Crescent, Elgin, where this end-terraced two-storey house offers great potential for those ready to create a home that reflects their vision. Set within an established residential area, this property offers space, scope for updates and a layout that could easily be transformed into a stylish and inviting haven. With its excellent location near local amenities and just a short walk from Cooper Park, it's the perfect blank canvas for first-time buyers, couples or investors seeking a rewarding project. The front garden is a good size and currently presents as a low-maintenance space, with stone chips and a paved pathway leading to the entrance and along the side of the house to the rear garden.

As you enter the property into the hallway, you'll find the generously sized living room where neutral cream tones create a welcoming backdrop. The stone-effect fireplace and wood-effect skirting boards, internal doors and window frames add character, while a large radiator ensures the room stays cosy in colder months. This space offers plenty of potential for modernising to your taste, with ample room for seating and relaxation. Through in the kitchen you'll discover a room that's functional yet ready for a makeover. With wooden laminate flooring, floor and wall-mounted cabinets, plumbing and space for laundry appliances and a built-in double oven with a gas hob, it offers all the basics needed to start envisioning your dream kitchen. With a little updating, this space could become a fantastic hub for cooking and dining.

Upstairs, the timber staircase leads to two generously sized bedrooms. Both are filled with natural light and each has built-in wardrobes, making it easy to keep things organised. The layout offers plenty of flexibility, whether for a small family or additional space for a home office. The bathroom is an opportunity for complete renovation, allowing you to design a modern, stylish space just the way you want it. It's perfect for those who want to personalise every detail of their home, turning it into a space they'll love for years to come.

The rear garden is a spacious, mostly lawned area, offering plenty of potential to create an outdoor haven. Whether you want to add decking for entertaining, or a patio space for relaxing, the garden has ample scope to make it your own. The property is heated by a gas-fired combi boiler, ensuring warmth throughout the home, while uPVC double-glazed windows add energy efficiency. The house offers great potential for an investor looking to increase value or a buyer seeking a home they can truly make their own. With its excellent location and promising potential, this house is the ideal opportunity for anyone looking to take on a rewarding project and create a home in Elgin that suits their style and needs.

ABOUT ELGIN

Elgin is a vibrant town in Moray 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 two main cities, the town is also well-connected by road and rail, with direct links to Inverness and Aberdeen. 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, Electric & Gas

Council Tax Band: B

EPC Rating: D (68)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days accompanied by agent.




Hamish
PROPERTY PROFESSIONALS

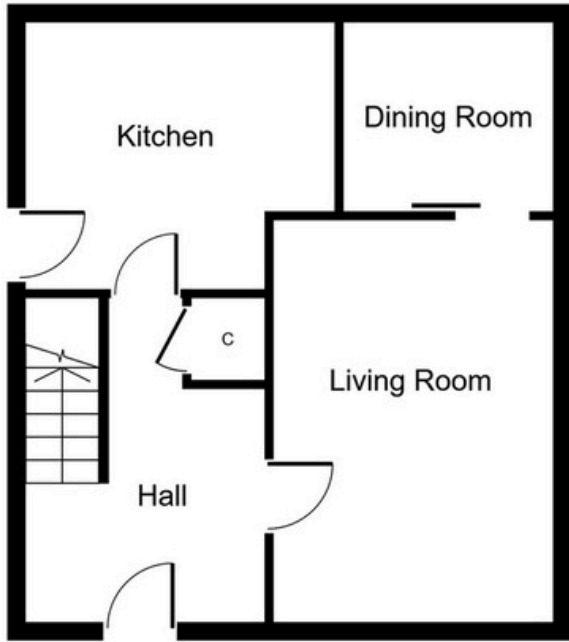


 2

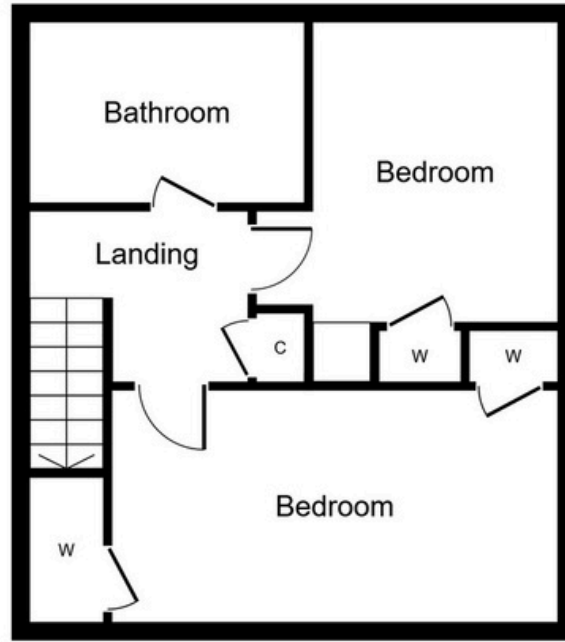
 1

 76 m²





Ground Floor
Approximate Floor Area
407 sq. ft.
(37.8 sq. m.)

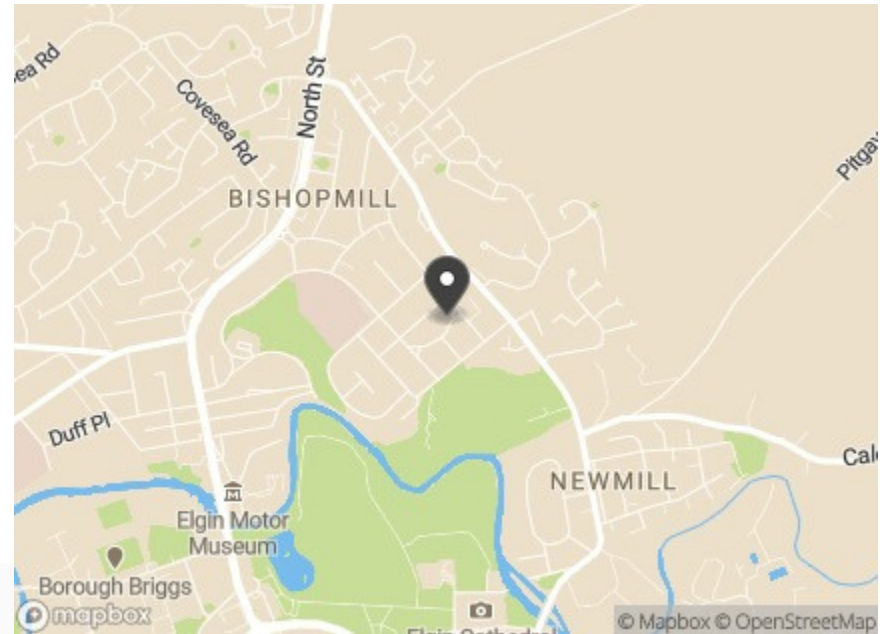


First Floor
Approximate Floor Area
407 sq. ft.
(37.8 sq. m.)

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.
Copyright V360 Ltd 2024 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(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		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Hamish Homes Ltd.

Park House Centre, South Street, Elgin IV30 1JB

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