



Chandler's Rise, Elgin, IV30 4JE

Offers Over £240,000

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PROPERTY PROFESSIONALS



- Large Conservatory Perfect For Year-Round Use
- Open Plan Dining Kitchen With Integrated Appliances
- Master Bedroom with Ensuite Shower Room
- Three Double Bedrooms
- Family Shower Room With Large Walk-In Cubicle
- Separate Downstairs Utility Room & Toilet
- Downstairs Cloakroom With Toilet And Basin
- Double Glazed Timber Frame Windows
- Enclosed Garden With Pathway Around Gable
- Off-Street Parking And Integral Garage

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



Set in a quiet, well-established area of Elgin, 102 Chandlers Rise is a modern home which comes complete with a master en-suite bedroom, conservatory and integral garage. With a dining kitchen, utility space and three double bedrooms, it's the ideal fit for families or buyers looking for additional space in a convenient location.

The entrance vestibule leads into a bright living room with soft grey walls, a darker grey feature wall and wooden flooring. A decorative closed fireplace is positioned at the centre of the feature wall while a small front window sits above a radiator. There's ample room here for sofas and furniture, with an open flow into the dining kitchen.

The dining kitchen combines practicality with natural light, featuring wooden floor standing and wall mounted units, white tiling around the cooking area and a white composite sink. Appliances include an integrated oven with gas hob and there's space and plumbing for a dishwasher. Light green painted walls and leafy patterned wallpaper in the dining section add interest while French doors open directly into the conservatory. The conservatory is a generous addition to this home. It's a bright, peaceful space with garden views and room for sofas or casual seating, perfect for relaxing or entertaining all year round.

Also off the kitchen is a separate utility room with a second set of wall and floor units finished in grey. There's space here for a washing machine and other appliances. A door from here leads to a separate downstairs cloakroom fitted with a coloured toilet and wash hand basin with a radiator nearby to keep the room warm.

Upstairs, the landing has wooden flooring, a radiator and access to three double bedrooms. The main bedroom is a large double with ceiling spotlights, wooden flooring and a modern en-suite shower room. This en-suite features a mixer shower, white basin and toilet built into a wooden unit, grey walls and a chrome towel radiator.

The second and third bedrooms are both good-sized doubles, each with built-in wardrobes featuring mirrored sliding doors. Both rooms have space for beds and additional furniture, with light wall finishes and radiators under the windows.

The main shower room features a wide L-shaped vanity unit running across two walls, complete with wooden doors and marble-effect dark worktops. A large walk-in shower enclosure is fitted with a mixer shower with light grey sparkly wetwall panelling inside, completing the interior.

The rear garden is enclosed by timber fencing and includes gravel and planted borders, with a paved path around the gable. The front garden also includes gravel and paved surfacing with a dedicated off-street parking area. An integral garage with roller door, plasterboard lining and concrete floor sits to the side, providing additional storage or workshop potential.

Heating is supplied via a gas-fired Vaillant boiler located in the garage, powering a full system of steel panel radiators throughout. The boiler also supplies the hot water.

This home is a mix of space, storage and practical features in a popular Elgin location. With three double bedrooms, two bathrooms, a conservatory and private garden space, it's a property that suits a wide range of buyers. Viewing is highly recommended to appreciate the layout and potential on offer, so contact Hamish Homes today!

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 two main cities, the town is also well-connected by road and rail, with direct links to Inverness and Aberdeen.





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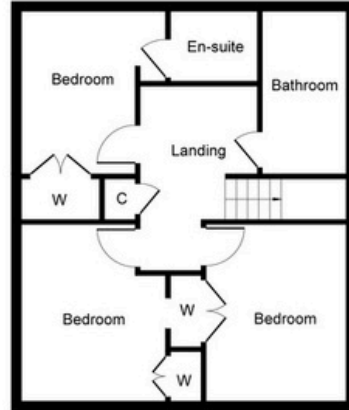
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 90 m²





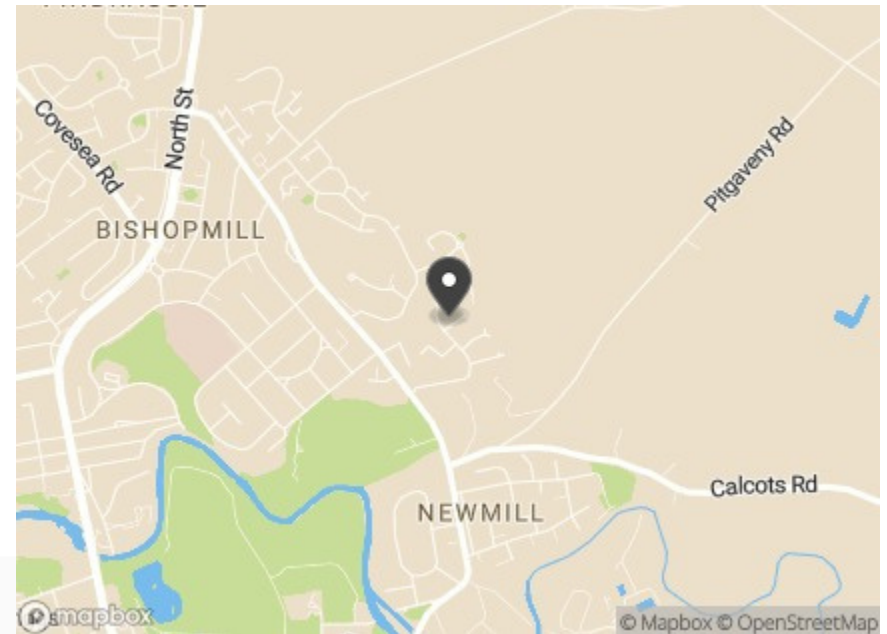
Ground Floor
Approximate Floor Area
724 sq. ft
(67.27 sq. m)



First Floor
Approximate Floor Area
529 sq. ft
(49.15 sq. m)

Energy Efficiency 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			
		69	85
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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		65	83
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.
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