



Glenlossie Drive, Elgin, IV30 6YH

Offers Over £140,000

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PROPERTY PROFESSIONALS



- Stylish Living Room With Feature Fireplace
- Large Shower Room With Rainfall Shower
- Double Glazed UPVC Windows Fitted
- Rear Garden With Decking Paving
- Front Driveway Providing Off Street Parking
- Modern Kitchen With Built-In Appliances
- Gas Fired Central Heating System
- UPVC Double Glazed External Doors
- Concrete Garden Shed With Power
- Elgin Town Centre Easily Accessible

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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



This mid terrace home on Glenlossie Drive sits within a popular residential area of Elgin, where shops, services and schools are all found nearby. Inside, the house flows comfortably, with living space at the front and a dining kitchen at the rear leading out to the garden.

To the front, a driveway and parking area are surfaced in stone chippings and concrete paving, providing a practical and safe space for the family car. Inside, the house flows comfortably, with living space at the front and a dining kitchen area at the rear leading out to the garden.

The hallway sets the tone on entry, with modern coloured walls and finished with wooden flooring that continues into the living room. The living room is a comfortable space with a wide front facing window that brings light into the room, with a long radiator fitted neatly below. A decorative electric fireplace sits on the chimney breast, providing a visual focal point within the space. There's plenty of room for a family sofa and additional furniture.

To the rear, the dining kitchen stretches across the width of the house, with wooden flooring continuing through both areas. The kitchen is fitted with light wood cabinets paired with dark wood effect worktops, with white painted walls and light grey panelling around the worktop areas. A stainless steel sink sits below a rear facing window looking into the garden. A ceramic electric hob is fitted into the worktop with a black extractor hood above, while a built-in oven and microwave are housed within a separate run of units. Ceiling spotlights light the space evenly. The dining area sits alongside, with generous space for a dining table and chairs and glazed doors that open directly to the garden.

On the first floor, the landing is finished with white painted walls, with dark grey carpet running up the staircase and across the landing itself.

The first of the three bedroom's on this level is a double, finished with three light coloured walls and one darker grey wall for contrast. Grey carpet runs underfoot, with a radiator fitted beneath the window. Built-in wardrobes with mirrored doors and gold edging provide vital storage along one wall.

The second bedroom is another double, finished with white painted walls and a deep green feature wall. A wide window brings light into the room, with grey carpet underfoot and a radiator positioned near the door.

The third bedroom is also a double room, finished with white painted walls and grey carpet. Built-in storage is provided by a wardrobe with white painted wooden doors, and a radiator is fitted near the entrance.

The shower room has been designed in a modern style, fitted with a white suite comprising a toilet, wash basin and a walk-in shower enclosure with glass screen. The shower is fitted with a mixer unit and a large rainfall head for a luxurious finish with light grey sparkly wetwall panelling lining the enclosure. The circular basin sits on a marble effect worktop above a dark grey glossy vanity unit with cupboards below. A frosted window is positioned above this area. A dark grey towel ladder radiator is fitted on the wall near the door.

The home is heated by a gas fired Vaillant central heating boiler located within the roof space, supplying steel panel radiators throughout the house and the hot water. The system is controlled by a programmer, room thermostat and thermostatic radiator valves. Windows are UPVC double glazed with UPVC double glazed external doors fitted.

To the rear, the garden has been arranged for low maintenance, with areas of paving, stone chippings and a small patio area. Boundaries are formed by timber fencing and block walls. A sectional concrete shed sits within the garden, constructed beneath a corrugated sheet roof and fitted with light and power.

This is a great family home that combines a practical layout with modern upgrades and outdoor space that's easy to maintain. Its position within Elgin keeps everyday amenities close at hand, while the house itself offers comfortable living. Viewing in person is highly recommended so contact Hamish Homes to arrange yours 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 is the 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 enjoys 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.

Its 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.





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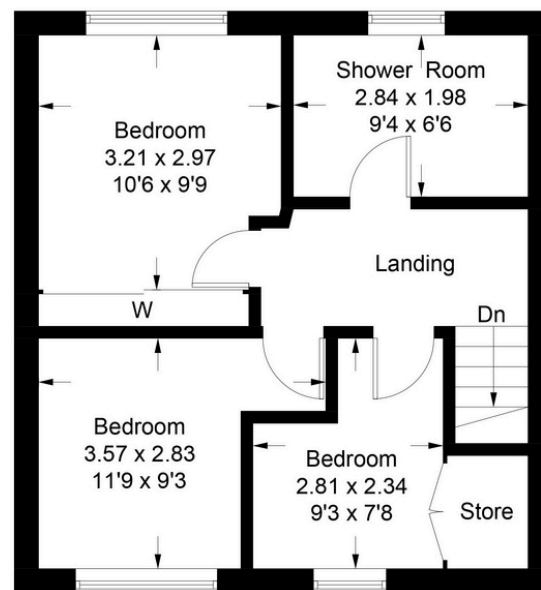
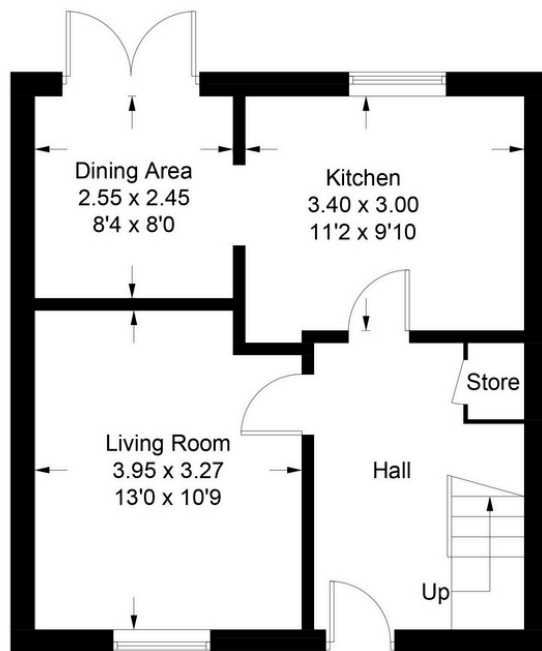
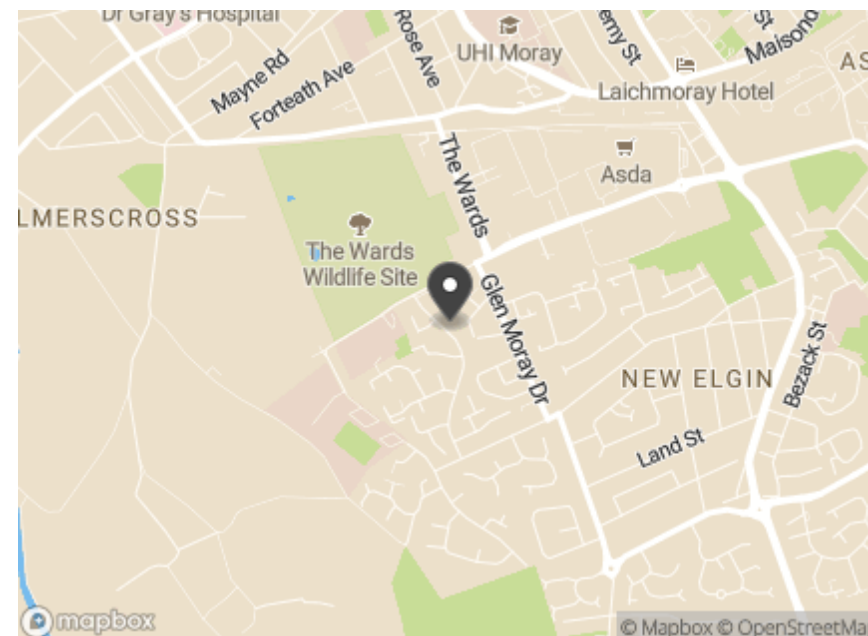


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		81
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	64	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
	67	83			
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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