

62 Milnefield Avenue

ELGIN, MORAYSHIRE, IV30 6EL



*Fantastic two-bedroom flat in a sought-after Elgin area.
Walk to shops, supermarkets and transport links. A
superb starter home or reliable rental investment*



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Perfectly positioned in one of Elgin's most convenient residential pockets, 62 Milnefield Avenue offers an exceptional opportunity for first-time buyers, downsizers, or anyone seeking a reliable investment property. This well-presented two-bedroom flat is ideally located just 0.9 miles from Elgin High Street and only 0.4 miles from the Retail Park, placing supermarkets, shops, cafés, and essential amenities all within easy walking distance.

THE LOUNGE



Step through the private front door into a bright and welcoming entrance hall. The layout flows into a generously sized lounge, perfect for relaxing or entertaining. The kitchen offers ample storage and workspace.

THE KITCHEN





The bathroom features a full bath suite with a practical overhead shower, and both bedrooms provide comfortable accommodation, making the property equally suited to couples, individuals, or sharers.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, there is a privately owned front garden and a shared rear garden.

With its fantastic walkable location, easy access to transport links, and proximity to Elgin's key amenities, this flat is a standout option in today's market. Whether you're stepping onto the property ladder or expanding your portfolio, 62 Milnefield Avenue represents a smart, versatile purchase in a consistently strong rental and resale area.

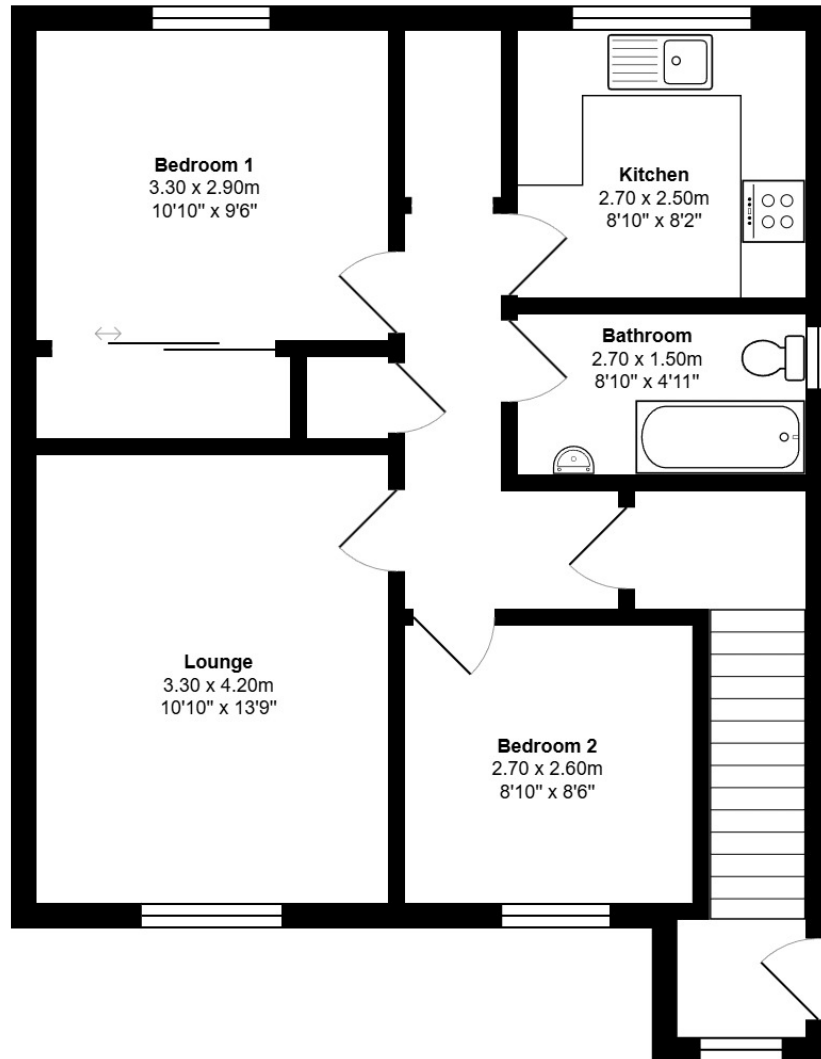
EXTERNALS



Property Highlights

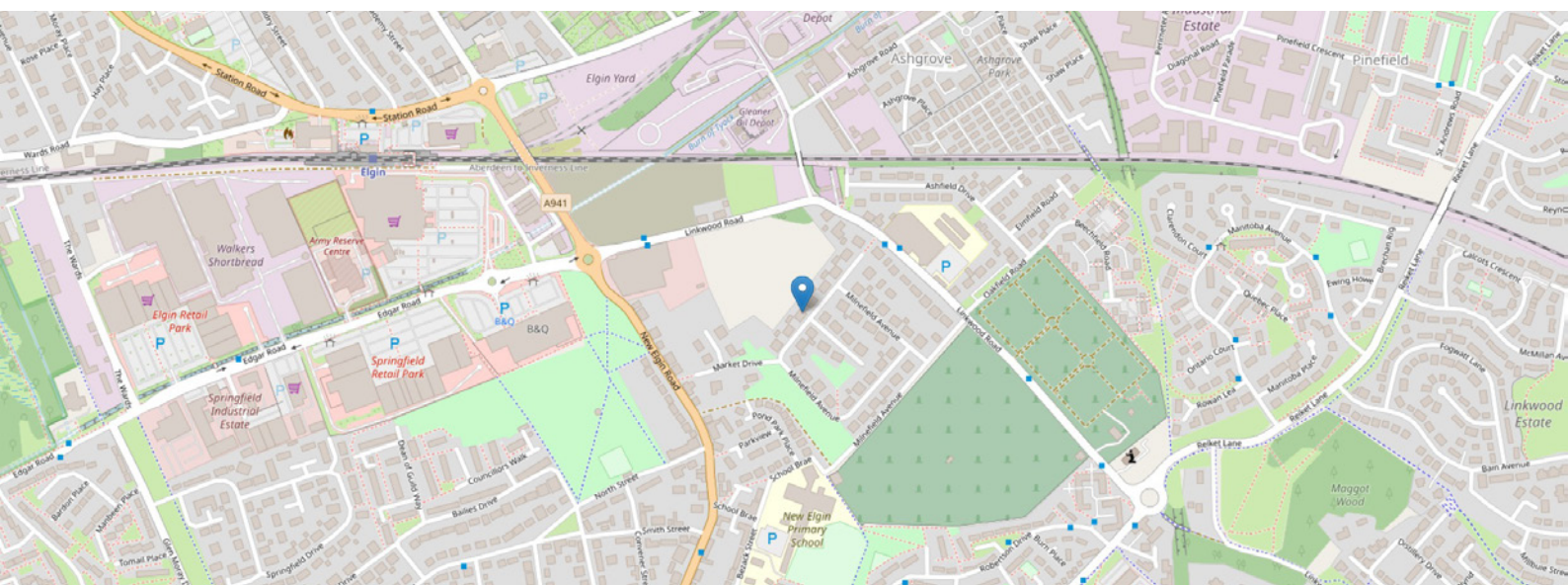
- Sought-after Elgin location
- Private front door entry
- Spacious lounge with excellent natural light
- Modern fitted kitchen
- Bathroom with a full bath suite and overhead shower
- Two well-proportioned bedrooms
- Single garage
- Ideal first home or high-yield rental investment

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: C



THE LOCATION

Nestled in the heart of Morayshire, Elgin offers the perfect blend of modern convenience, natural beauty, and rich local heritage. Whether you've lived here all your life or are discovering the area for the first time, Elgin welcomes residents of all ages with its warm community spirit and vibrant lifestyle. Ideally positioned between Aberdeen and Inverness, Elgin enjoys excellent connectivity, placing the amenities, opportunities, and energy of these two major cities within easy reach, whether for commuting, shopping, or weekend escapes.





Just a short drive away lies the spectacular Moray coast, where miles of unspoiled beaches and dramatic shoreline offer endless options for seaside walks, wildlife spotting, and relaxation. Traditional harbours and charming villages dot the coastline, while the nearby Whisky Trail invites you to experience some of Scotland's most iconic distilleries.

Elgin itself is a thriving town with a great mix of age groups, creating a friendly and inclusive environment. Families, professionals, and retirees alike will find plenty to enjoy here, from quality schools and green spaces to leisure facilities and cultural landmarks. The town centre features a pedestrian-friendly high street and a bustling shopping scene, with everything from local boutiques to familiar national brands. Nearby retail parks provide further choice, including supermarkets and major stores for all your daily needs. For food lovers, Elgin doesn't disappoint. A diverse range of eateries, from cosy cafés and artisan bakeries to international restaurants and takeaway favourites, ensures there's something to suit every taste and budget.

Combining the comfort of small-town living with the benefits of city access and coastal charm, Elgin truly offers the best of all worlds. Discover a place where lifestyle, location, and community come together; your new beginning could start right here in Elgin.



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