



20 PRINGLE ROAD

ELGIN, IV30 4HN

£135,000
FREEHOLD

Deena Aranci of Aranci & Firth is delighted to present this mid-terrace house on Pringle Road, Elgin — a fantastic opportunity for buyers to create a home that reflects their own personal style.

The accommodation includes a large living dining room with dual aspect windows, kitchen with garden access, two well-proportioned bedrooms and shower room. Adding to the practicality of this home is plenty of storage on both floors plus it had the advantage of a new boiler fitted in March 2025.

The configuration is functional in its current form and provides plenty of scope for adapting the space to suit individual needs and preferences. The property also boasts a large garden, offering a wonderful opportunity to create an outdoor space tailored to your lifestyle.

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PROPERTY

20 PRINGLE ROAD

- Mid-terrace house in a well-established and peaceful area of Pringle Road, Elgin
- Reception room providing a practical and flexible living space
- Kitchen with a functional layout, ideal for daily living
- Two well-proportioned bedrooms offering comfortable accommodation
- Large garden, perfect for outdoor living, entertaining, or creating a personal retreat
- Scope to adapt and personalise the interior to suit individual needs
- Convenient access to local amenities, schools, parks, and transport links
- Friendly and welcoming community atmosphere
- Ideal for first-time buyers or investors seeking a property with strong potential
- Early viewing recommended to fully appreciate the space and setting



Inclusions

Included in the sale are all fixed floor coverings, window blinds and integrated appliances.

Location

The city of Elgin which is a cathedral city and is situated on the A96, which gives a direct route to Aberdeen and Inverness. Elgin provides all the facilities one would expect with modern-day living. Excellent educational establishments are available locally including school and higher education along with the world-famous Gordonstoun School nearby. It boasts numerous leisure facilities including, health clubs, swimming pools and local golf courses. Banks, restaurants, cafés, bars, local shops, supermarkets, and national chain stores can be found in and around the city. The Moray Coast is within easy reach and has a choice of spectacular walks on pebbled and sandy beaches with an abundance of wildlife including ospreys, dolphins, seals, and whales often to be seen along this World Heritage coastline. The property's location is within easy of a variety of golf courses and Speyside, the heart of the Whisky Country.

Disclaimer

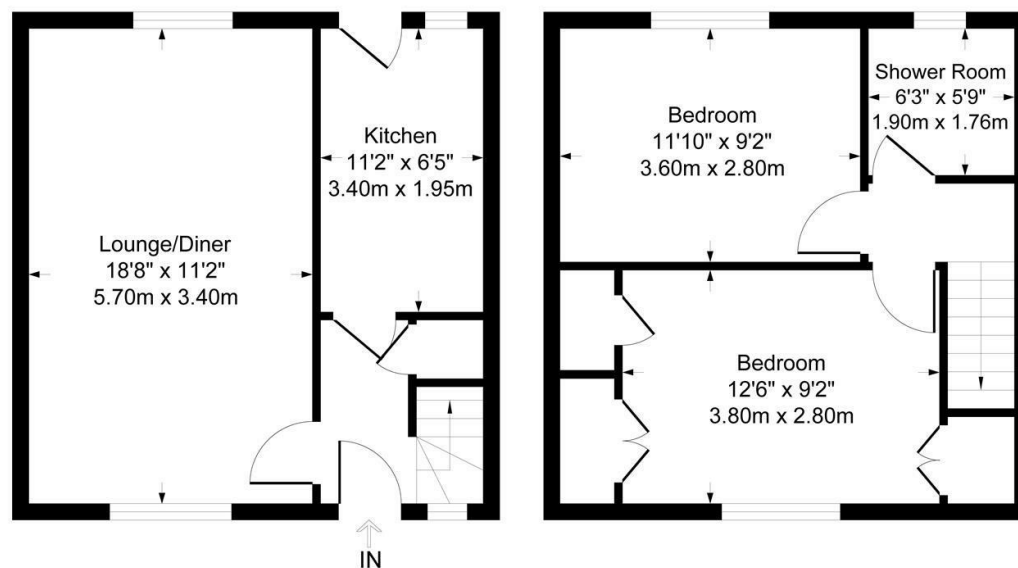
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by us. We recommend that purchasers arrange for a qualified

person to check all appliances/services before making a legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Photos may have been altered, enhanced or virtually staged for marketing purposes.

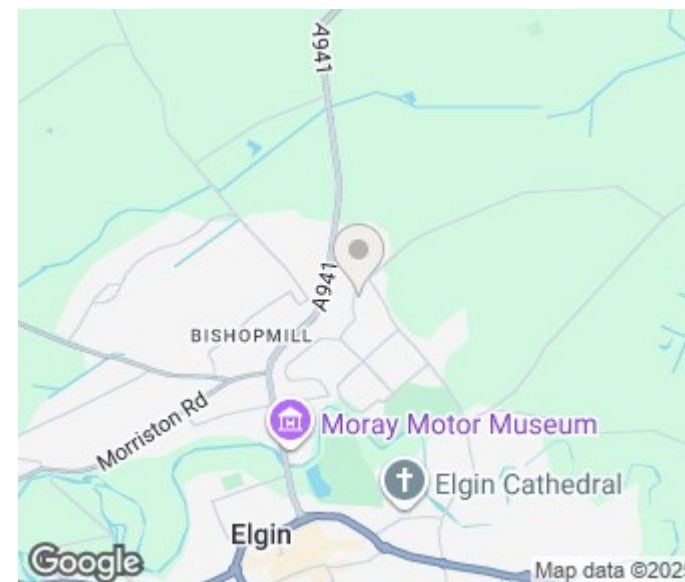
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Approximate Gross Internal Area
669 sq ft - 62 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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