



**1 Smith Street, New Elgin, IV30 6BJ**

**Offers Over £175,000**

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**abs+**  
estateagents



Welcome to this charming semi-detached bungalow located on Smith Street in the heart of New Elgin, Elgin. This property boasts a spacious 990 sq ft layout, featuring one reception room, three bedrooms, and a family bathroom.

Built in 1968, this home exudes character and offers a fantastic opportunity for those looking to put their stamp on a property. While it requires modernisation, the potential here is truly tremendous. Imagine the possibilities of transforming this space into your dream home!

Convenience is key with parking available for up to three vehicles, making trips to the local shops a breeze. Embrace the chance to create a warm and inviting living space in this well-loved neighbourhood.

**Porch**

5'1" x 3'8" (1.55m x 1.14m)  
UPVC front door with opaque glazed panel and side panel leads to the entrance porch. Fitted carpet, cupboard housing electricity meter and glass panel door to:-

**Hallway**

T-shaped Hallway with doors to the Lounge, Kitchen Diner, all Bedrooms and shower room. Fitted carpet, radiator, smoke detector, two pendant lights and hatch to loft space. Storage cupboard.

**Lounge**

17'0" x 11'8" (5.19m x 3.58)  
Good-sized lounge with picture window to the front, fitted with blinds and curtains. Fireplace with electric fire. Radiator, smoke detector, fitted carpet and light fitting.

**Master Bedroom**

8'9" x 13'9" (2.68m x 4.20m)  
Double Bedroom with window to the rear fitted with curtains. Built-in wardrobe. Radiator, fitted carpet and light fitting.

**Bedroom 3**

9'11" x 10'0" (3.04m x 3.07m)  
Double Bedroom with window to the rear fitted with curtains. Built-in wardrobe. Radiator, fitted carpet and light fitting.







### **Kitchen Diner**

11'7" x 9'8" (3.54m x 2.95m)

Well-proportioned kitchen fitted with a range of base and wall mounted units and ample worksurfaces, which also forms a breakfasting bar. Sink with mixer tap beneath window to the rear with curtains. Integrated oven and hob with extractor hood. Spaces for fridge, freezer and washing machine. Radiator, strip light and heat detector. Doorway to:-

### **Rear Hall**

Cupboard with shelving. Laminate flooring. Door to rear garden.



### **Shower Room**

7'11" x 5'9" (2.43m x 1.76m)

Fitted with three piece white suite comprising corner shower cubicle, wash hand basin set in vanity unit and WC. Opaque window to the side. Towel rail radiator, vinyl flooring and light fitting.

### **Bedroom 2**

11'7" x 10'10" (3.55m x 3.31m)

Double Bedroom with window to the front fitted with curtains and blinds. Fitted carpet, radiator and light fitting. Built-in wardrobe.



### **Outside**

Double wrought iron gates leads to the lock block driveway with parking for two cars. Path to the front door. The garden to the front is laid to lawn with raised beds containing mature shrubs. Gate at the side leads to the fully enclosed rear garden. Paved patio adjacent to the rear of the property is ideal for outdoor entertaining during the warmer months. There are areas of lawn at either side of the paved path which leads to the wooden shed. Mature trees and shrubs. Greenhouse. Rotary dryer.

### **Garage**

Detached single garage with electric door, power and light.

### **Fixtures and Fittings**

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale.

### **Home Report**

The Home Report Valuation as at August, 2024 is £175,000, Council Tax Band C and EPI rating is D.



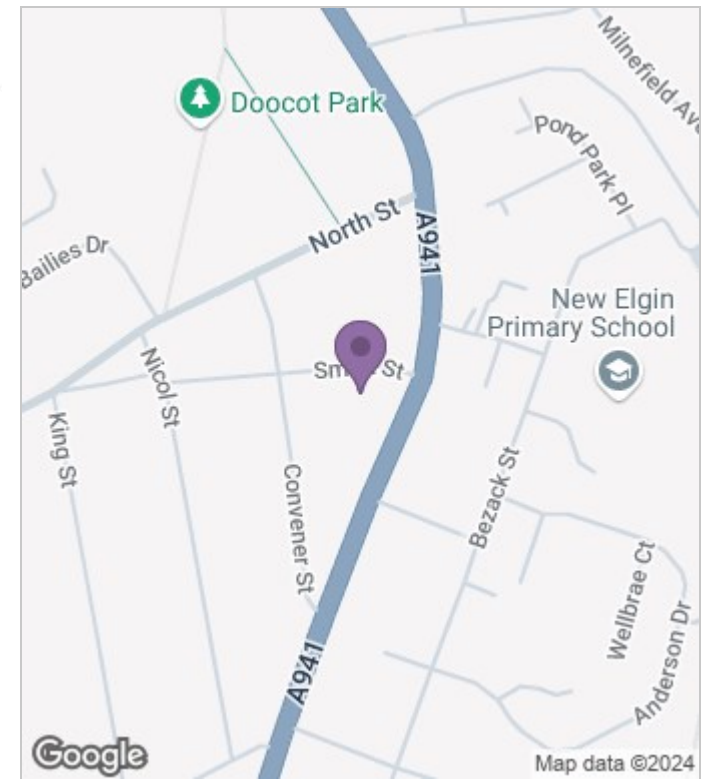


Approx Gross Internal Area  
90 sq m / 973 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

**Viewing**

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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