



4 Carnegie Court, New Elgin, Elgin, IV30 8BF
Offers Over £190,000

 2  2  1  B

abs+
estateagents

Welcome to 4 Carnegie Court, a nearly new apartment nestled in the tranquil surroundings of New Elgin. This well-appointed ground-floor residence offers a perfect blend of modern living and comfort, making it an ideal choice for individuals or small families.

Upon entering, you will find a spacious hallway allowing access to the lounge/kitchen/diner that serves as the heart of the home, providing an inviting space for relaxation and entertaining guests. The apartment boasts two generously sized bedrooms, each designed to offer a restful atmosphere. With two shower rooms, including an en-suite, convenience and privacy are assured for all occupants.

One of the standout features of this property is its commitment to sustainability, highlighted by the inclusion of solar panels. This not only contributes to a reduced carbon footprint but also offers potential savings on energy bills, making it an environmentally friendly choice. The property further benefits from gas-fired central heating and double glazing.

4 Carnegie Court allows residents to enjoy a quiet location while still being within easy reach of local amenities including convenience stores, supermarkets, retail parks, Primary and Secondary Schools and sports centres. Transport links by road and rail are only a short drive away. This apartment is perfect for those who appreciate a modern lifestyle in a peaceful setting.

Hallway

Spacious Hallway giving access to the Kitchen/Lounge/Diner, Master Bedroom, Shower Room and Bedroom 2. Two built-in storage cupboards. Three pendant lights, smoke detector and radiator.

Kitchen/Lounge/Diner

13'10" x 28'8" at widest points (4.24m x 8.74m at widest points)

The fabulous room falls naturally into a kitchen, dining, and lounge areas and runs at the property's length. The kitchen has a range of white base and wall-mounted units with integrated fridge freezer, washer dryer, dishwasher, oven, microwave and hob. A great amount of work surfaces. Space for dining table and chairs. Generous Lounge with French doors out to the rear patio. Recessed spotlights, heat detector, smoke detector and two radiators.





Master Bedroom

8'11" x 13'7" (2.72m x 4.15m)

Double Bedroom with built-in wardrobe. Window to the rear, pendant light and radiator. Door to:-

Ensuite Shower Room

5'0" x 7'10" (1.54m x 2.40m)

The shower room is fitted with shower cubicle and mains shower, wash hand basin and WC. Tiling in the shower area and to dado height on remaining walls. Wall mirror, chrome towel rail radiator, extractor fan, recessed spotlights and opaque window with roller blind.

Shower Room

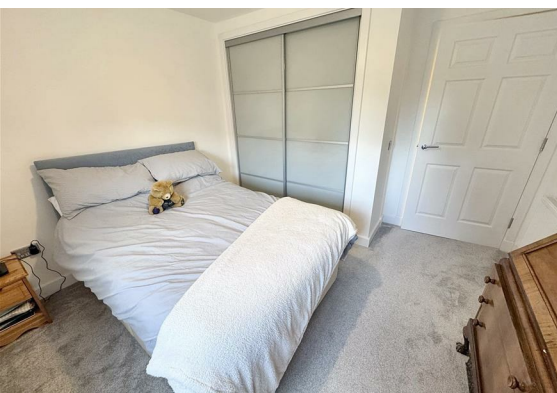
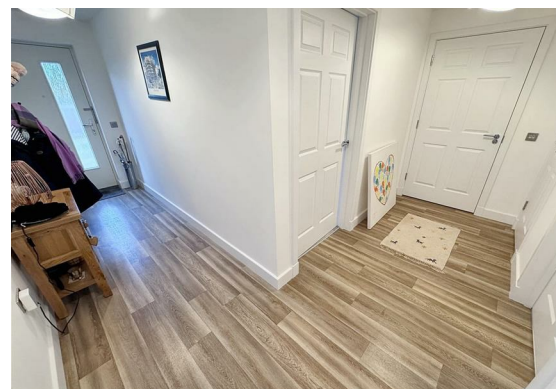
6'2" x 6'8" (1.88m x 2.04m)

Three-piece white suite comprising shower cubicle with mains shower, wash basin and WC. Tiling in the shower area and to dado height on remaining walls. Chrome towel rail radiator, wall mirror and recessed spotlights.

Bedroom 2

10'2" x 10'6" (3.12m x 3.22m)

Double Bedroom with window to the front fitted with roller blind. Built-in wardrobe. Radiator and pendant light.



Outside

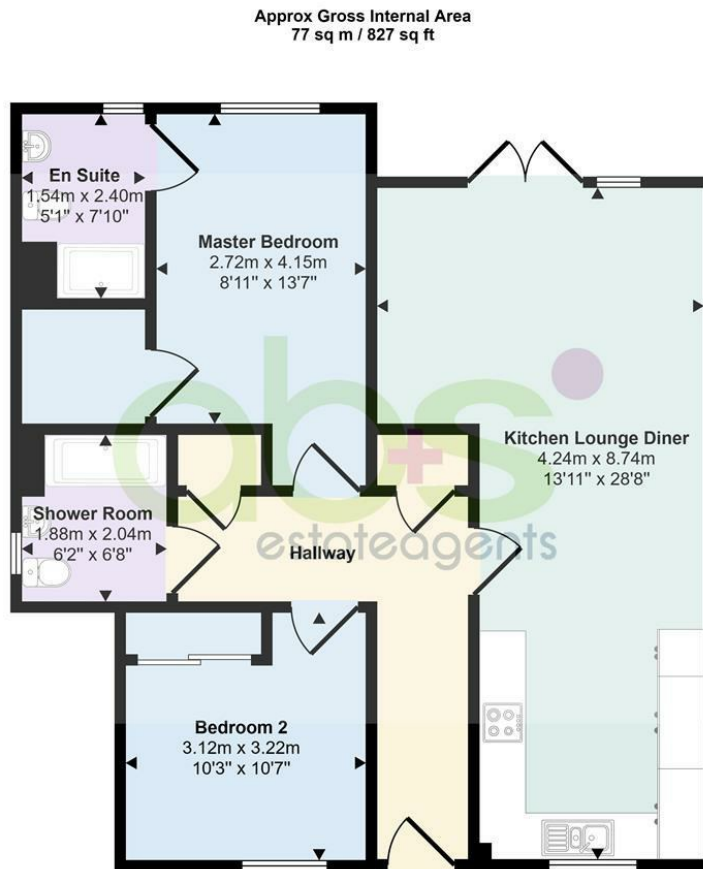
South-facing paved patio to the rear with views over rooftops to the hills beyond. Communal bin area. Exclusive secure bicycle storage locker. Residents parking to the side.

Fixtures and Fittings

The fitted floor coverings, blinds and light fittings will be included in the sale price along with the integrated fridge/freezer, oven, microwave, hob, washer/dryer and dishwasher.

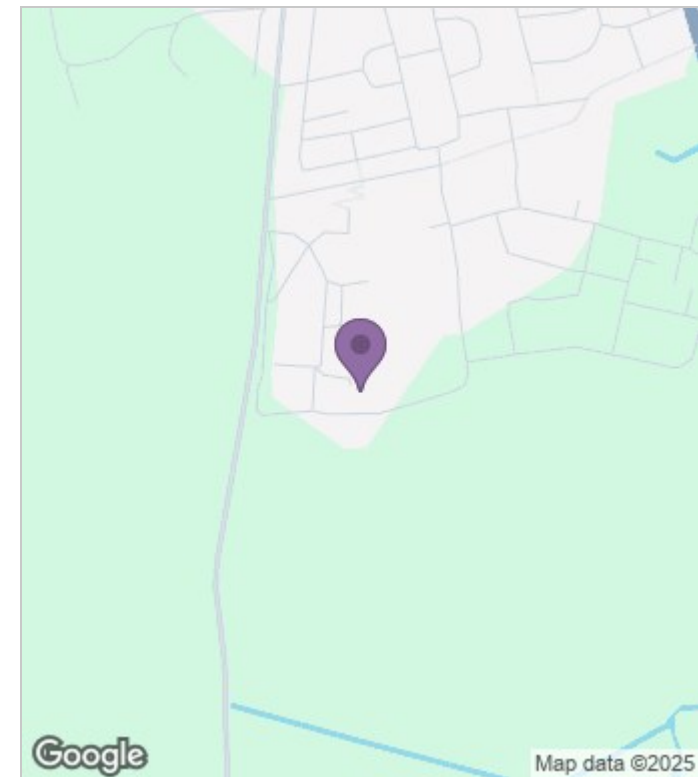
Home Report

The Home Report Valuation as of January 2025 is £190,000, Council Tax Band C and EPI rating is B.



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) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.