



206 High Street, Elgin, IV30 1BA
Offers Over £55,000

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estateagents

**£20,000 UNDER HOME REPORT
VALUATION**

This is a fantastic opportunity to purchase this two-bedroom maisonette, situated in a central location just off the high street in Elgin. It is within walking distance from shops, schools, and transport facilities. This property requires renovation throughout but has tremendous potential.

The accommodation comprises an entrance hallway, kitchen and dining area on the ground floor, two bedrooms, lounge, shower room, study/store room and boiler room on the first floor, and also a fixed staircase to three attic rooms.

Entrance Hallway

An alleyway from the High Street leads to the property's front door. Staircase to upper floor. Under stair storage area. Radiator. Door to:-

Kitchen

13'4" x 10'5" (4.08m x 3.19m)
Windows on two sides. Basic range of base and wall-mounted units. Doorway to:-

Dining Area

5'7" x 10'0" (1.72m x 3.06m)
Space for dining table and chairs.

Landing

Doors to Lounge, Bedroom 1, Boiler Room, Shower room, Inner Hallway and also to a staircase to the Attic floor.

Bedroom 1

14'4" x 11'8" (4.39m x 3.57m)

Boiler Room

5'0" x 9'7" (1.54m x 2.93m)
Housing boiler. Window overlooking the alley.





Lounge

17'7" x 14'6" (5.37m x 4.43m)

Two windows overlooking the High Street. Two recessed alcoves with shelving. Ornate cornicing.



Shower Room

6'1" x 5'2" (1.86m x 1.58m)

WC, pedestal wash hand basin and shower cubicle.

Inner Hallway

Door from the Landing to the Inner Hallway. Window. Sliding doors to Bedroom 2 and Store/Study.

Bedroom 2

14'4" x 11'8" (4.39m x 3.57m)

Window and radiator.

Store/Study

10'6" x 6'3" (3.21m x 1.91m)

Radiator and wall lights.

Attic Floor

Door from the Landing leads to a staircase to the Attic floor which is divided into three areas comprising Attic Room 1 (2.94m x 3.52m), Attic Room 2 (2.87m x 6.36m) and Attic Room 3 (4.82m x 2.80m).

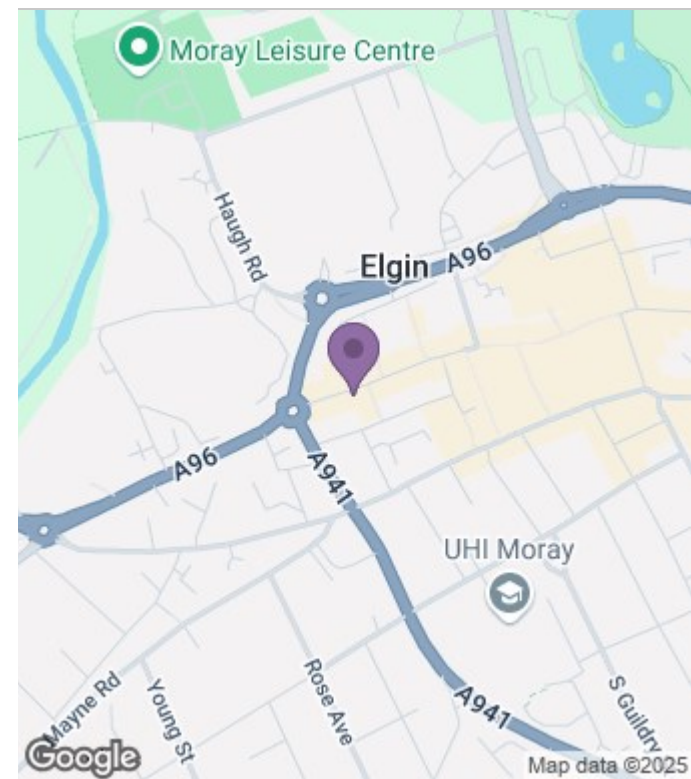


Parking

There is no designated parking with the property but a parking permit can be purchased from Moray Council for the Northfield Terrace car park for £50 per calendar month.

Home Report

The Home Report Valuation as of February 2025 is £75,000, Council Tax Band B and EPI rating is D.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.

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