



16 Birnie Place, Elgin, IV30 6EB
Offers Over £270,000

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This delightful detached house offers a perfect blend of comfort and space. Situated in a quiet and popular residential area of New Elgin, within walking distance of Elgin Golf Club, Primary and Secondary Schools, retail parks and local shops.

The property boasts a generous living area of 1,442 square feet, making it an ideal family home. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. Also on the ground floor are the kitchen, shower room and Bedroom 3. On the upper floor are two further bedrooms and a box room. The layout is both practical and welcoming, providing ample room for relaxation and social gatherings. Outside there are good-sized gardens, a garage and off-street parking.

Entrance Vestibule

6'2" x 4'10" (1.90m x 1.49m)

UPVC door with fanlight above and windows at either side. Cupboard housing electricity meter and fusebox. Matwell, ceiling light and glass panel door with glazed side panels leads to the Hallway.

Hallway

Doors to Lounge, Dining Room, Kitchen, Bedroom 3 and Shower Room. Two storage cupboards. Radiator, light fitting and smoke detector. External door to the porch.

Lounge

12'9" x 15'7" (3.91m x 4.76m)

Bay window to the front and second window to the side, both fitted with vertical blinds and curtains. Gas fire set in a fireplace, radiator and light fitting.

Dining Room

12'9" x 15'4" (3.89m x 4.69m)

Bay window to the rear and a second window to the side, both fitted with vertical blinds and curtains. Gas fire set within the fireplace, radiator, and light fitting. There is ample space for a large dining table and chairs.

Kitchen

12'10" x 10'1" (3.92m x 3.08m)

Fitted with a range of white base and wall-mounted units with a good expanse of work surfaces and tiled splash back. Beko electric cooker, Beko washing machine, Worcester gas-fired boiler, Zanussi freezer and Bosch fridge freezer. One-and-a-half bowl sink and drainer beneath a window overlooking the rear garden. Second window to the side. Radiator and striplight.

Shower Room

8'5" x 6'0" (2.57m x 1.83m)

Three-piece white suite comprising corner shower cubicle, pedestal wash hand basin and WC. Medicine cabinet with mirrored doors, radiator and ceiling light.

Bedroom 3

12'5" x 9'10" (3.80m x 3.02m)

Double Bedroom with window to the front fitted with vertical blinds and curtains. Radiator and light fitting.





Upper Landing

A carpeted staircase leads to the upper landing. Doors to the Box Room and Bedrooms 1 and 2. Window overlooking the rear garden. Smoke detector, hatch to loft space and pendant light.

Bedroom 1

10'4" x 11'9" (3.15m x 3.60)

Double Bedroom with twin windows to the side fitted with curtains. Built-in wardrobe fitted along one wall with three mirrored sliding doors, hanging rail and shelves. Second built-in wardrobe.

Bedroom 2

12'8" x 13'8" (3.88m x 4.19m)

Double Bedroom with a window to the side fitted with curtains. Two double built-in wardrobes with mirrored sliding doors. Storage cupboard. Radiator and light fitting.

Box Room

3'11" x 4'11" (1.21m x 1.52m)

Shelving and hatch to eaves storage.

Garden

At the front of the property is a path leading to the front door with a large expanse of grass at either side and borders with shrubs and flowers. Driveway with parking for three cars leading to the garage. Generous garden to the rear with areas of lawn, paved patio, flower beds and vegetable patch. Timber shed.

Garage

9'8" x 18'2" (2.95m x 5.56m)

Double doors at the front and window to the rear. Electricity power and light. Shelving.

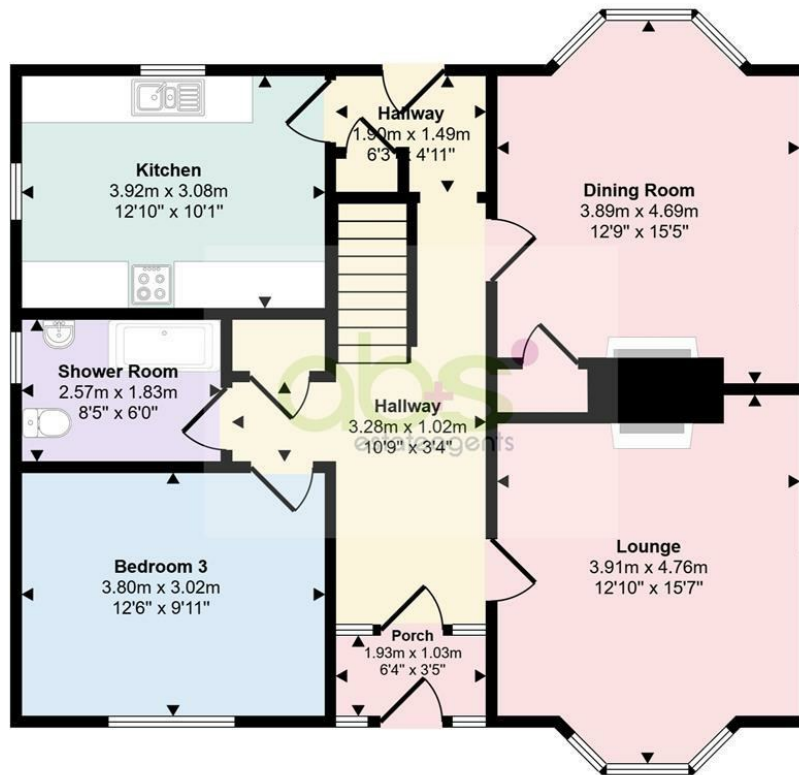
Home Report

The Home Report Valuation as of February, 2025 is £270,000, Council Tax Band D and EPI rating is D.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer, washing machine, freezer and cooker.





Ground Floor
Approx 85 sq m / 912 sq ft

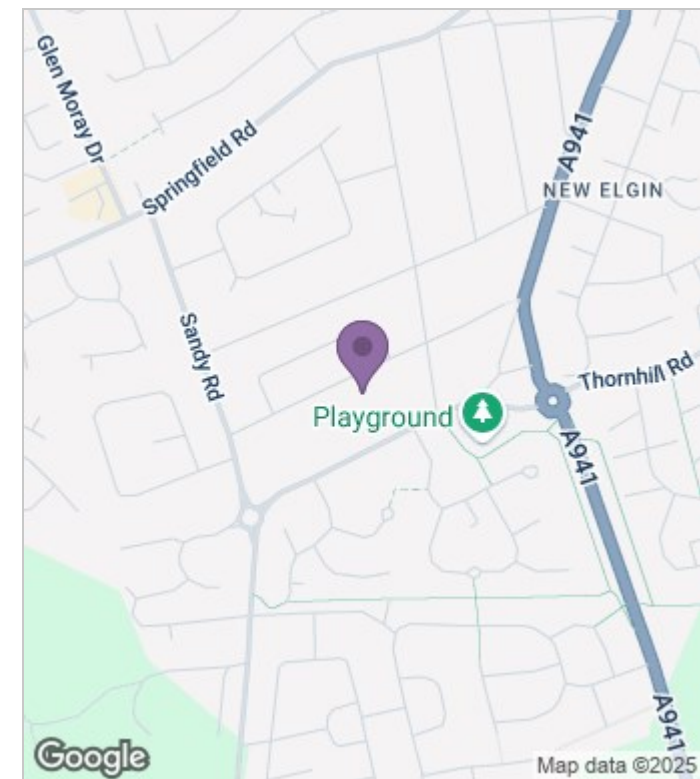
Denotes head height below 1.5m

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	