



31 Holyrood Drive, Elgin, IV30 8TP
Offers Over £375,000

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estateagents

A beautifully presented 4 bedroom detached home located in a popular residential area of Elgin. Built by Springfield Homes, this is a rare example of a first-generation 'Culbin' style property, which benefits from triple glazed windows throughout — a premium feature with the Culbin builds.

The current owners have further enhanced the home with bespoke fitted shutters on all windows, combining classic style with modern energy efficiency.

Spacious and versatile, the property includes a garden room, three bathrooms, two dressing rooms, and a highly adaptable layout suited to both families and professional buyers. Immaculately maintained and thoughtfully upgraded, this home offers comfort, functionality, and timeless design in equal measure.

Entrance Vestibule

With cloak space leading to a welcoming :-

Reception Hall

Entrance Hall with under-stair storage

Shower Room

5'8" x 6'11" (1.74 x 2.11)

Conveniently placed for guests or ground floor living.

Lounge

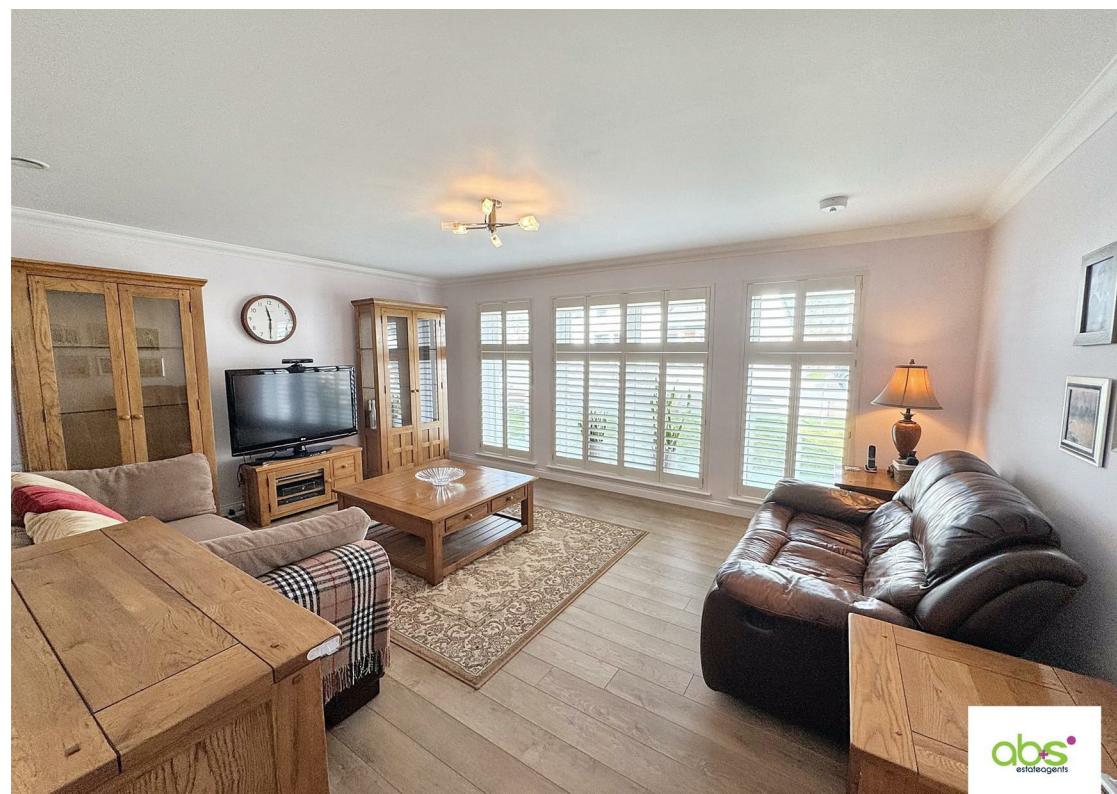
17'4" x 13'4" (5.23 x 4.07)

A bright, generously sized room featuring a full wall of shuttered triple-glazed windows, offering a perfect blend of natural light, privacy and warmth.

Dining Room

11'8" x 10'7" (3.57 x 3.23)

A flexible room currently used as a dining space, but perfect for a guest bedroom or home office





Dining Kitchen

17'1" x 11'6" (5.23m x 3.52m)

Open-plan space with quality units, integrated appliances, and direct access to:

Garden Room

9'1" x 12'4" (2.78 x 3.76)

An ideal space for relaxing or entertaining, with garden views and patio access

Utility Room

5'9" x 8'1" (1.76 x 2.47)

With plumbing, storage, and internal door to the Garage. Door to back garden.



Upper Floor

A bright gallery-style landing with views over the hallway below, adding a sense of openness and flow to the upper level. This central space connects all four upstairs bedrooms and the family bathroom, and includes built-in storage and loft access.



Master Bedroom

11'1" x 13'5" (3.38m x 4.10m)



En Suite Shower Room

5'6" x 6'6" (1.70m x 2.00m)



Dressing Room

5'6" x 6'0" (1.70m x 1.84m)

Bedroom 2

11'0" x 14'8" (3.37m x 4.48m)

Dressing Room

5'11" x 5'1" (1.82m x 1.57m)

Bedroom 3

8'11" x 9'0" (2.74m x 2.76m)

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the kitchen appliances

Bedroom 4

8'1" x 9'3" (2.47m x 2.84m)

Integral Garage

10'1" x 18'7" (3.08m x 5.67m)

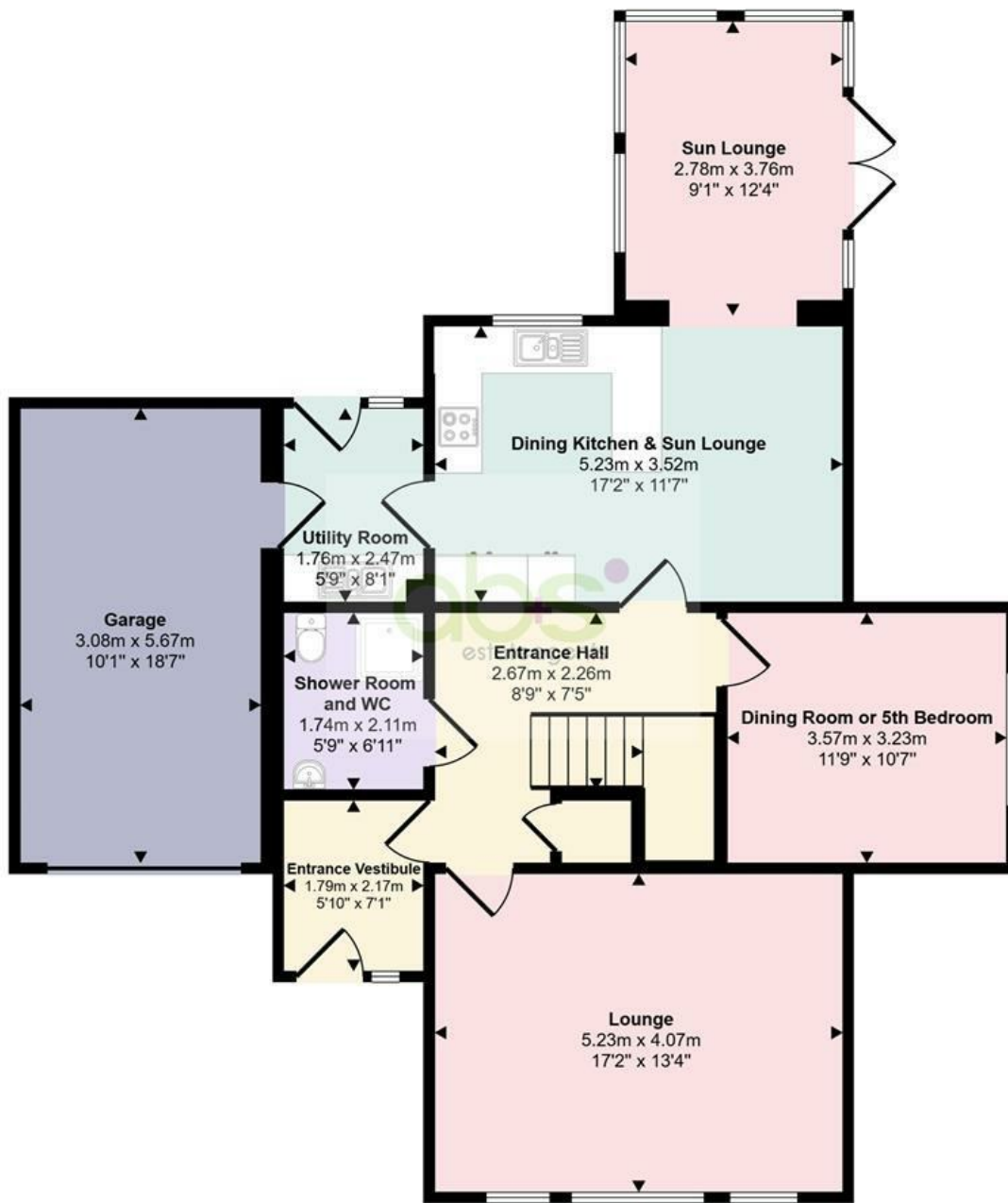
Power, lighting, and driveway access

Bathroom

6'5" x 10'6" (1.98 x 3.22)

Generous and well proportioned with feature dormer window.





Ground Floor

Approx 108 sq m / 1165 sq ft

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.

Front Garden

Driveway with parking for multiple vehicles along with Integral garage with internal access.

Rear Garden

Generous south-facing garden extending to both the rear and side of the property — ideal for families, garden lovers, and those who enjoy outdoor living

A beautifully landscaped patio area lies just off the garden room, complete with a charming, rose-covered pergola providing a shaded, tranquil seating space — perfect for summer evenings or morning coffee

The garden is well maintained and fully enclosed, with neat lawned areas and plenty of privacy

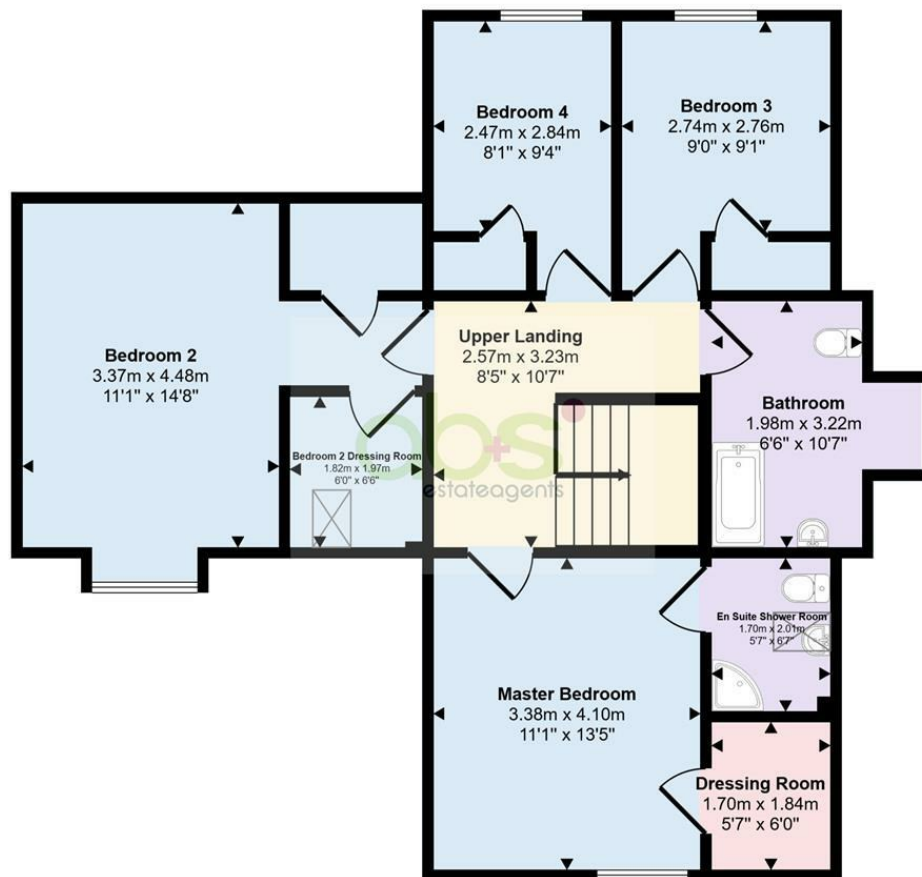
Two garden sheds and a greenhouse offer fantastic practical storage and a haven for hobby gardeners

Space for multiple seating zones, pots, or planting beds

Home Report

The Home Report Valuation as at April, 2025 is £375,000, Council Tax Band F and EPI rating is C.





First Floor

Approx 86 sq m / 926 sq ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive

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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