



185 Kingsmills, Elgin, IV30 4BT
Offers Over £92,000

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estateagents

Nestled in the well-established area of Kingsmills, Elgin, this delightful first-floor flat offers a perfect blend of traditional character and modern convenience. With two well-proportioned bedrooms (one with a built-in shower cubicle), this property is ideal for individuals, couples, or small families seeking a comfortable living space. The flat further features a reception room, galley kitchen and bathroom.

One of the standout features of this property is its proximity to picturesque Cooper Park, a lovely green space perfect for leisurely strolls, picnics, or outdoor activities. The town centre is only a short walk away, which provides transport links to Aberdeen and Inverness.

Entrance and Stairs

A door at the side of the building leads to the entrance to this property. Radiator and pendant light. A carpeted staircase leads to a small landing with a window to the side, coat hooks and then a few further steps to the hallway.

Hallway

Doors to Lounge, Kitchen, Bedroom 1 and Bathroom. Radiator, cupboard with shelving and light, hatch to loft space and smoke detector.

Bedroom 1

12'2" x 12'6" (3.72m x 3.82)
Double Bedroom with window to the rear fitted with blinds and curtains. Built-in wardrobe with high-level cupboard above. Built-in shower cubicle with mains shower, extractor and light fitting. Radiator, pendant light and fitted carpet.

Lounge

11'10" x 14'5" (3.63m x 4.41m)
Well-proportioned Lounge with twin windows to the front of the property fitted with vertical blinds and curtains. The wall-mounted electric fire with television above is the focal point of the room. Recessed alcove with glass doors, display shelving and cupboard below. Fan light, fitted carpet and radiator.





Bedroom 2/Dining Room

10'1" x 12'7" (3.08m x 3.84m)

Currently used as a Dining Room but would also make an ideal second Bedroom or Study. Window to the rear with vertical blinds and curtains. Built-in wardrobe. Wood flooring, radiator and spotlight bar.

Kitchen

11'5" x 6'5" (3.49m x 1.96m)

Stylish newly-fitted Kitchen, with a good range of floor and wall-mounted units, work surfaces and sink. Cooker and washing machine as well as integrated fridge and freezer which are included in the sale. Window to the front with blind. Three-way spotlight fitting, central heating radiator, and vinyl flooring. Wall-mounted combination boiler.



Bathroom

5'7" x 5'2" (1.72m x 1.58m)

Three piece white suite comprising a bath, wash hand basin and WC. Tiling to dado height. Opaque window to the side. Chrome towel rail radiator, extractor and ceiling light.



Outside

The shared path with number 183 leads to the entrance to the property and continues to the exclusive fully enclosed rear garden. The garden is laid in stone chippings and lock block, making it very low maintenance. Raised flower beds filled with spring flowers. Contemporary water feature. Rotary dryer. There is also a summer house with windows and doors to the front, power and light, ideal for relaxation or entertaining. Stone-built storage shed with power and light.

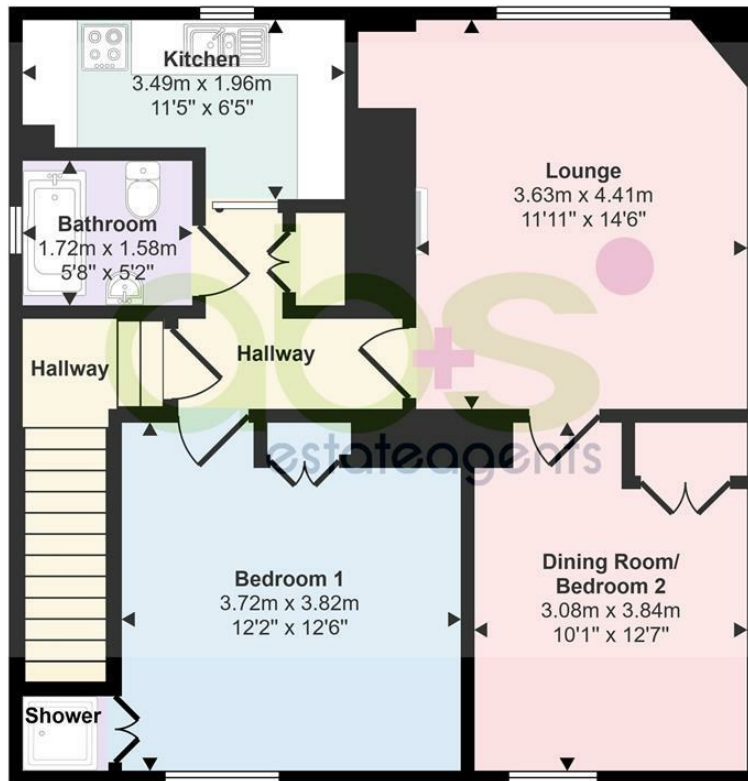
Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the electric fire and television in the lounge plus the cooker, washing machine and integrated fridge and freezer in the kitchen.

Home Report

The Home Report Valuation as of April 2025 is £92,000, Council Tax Band A and EPI rating is C.

Approx Gross Internal Area
65 sq m / 704 sq ft



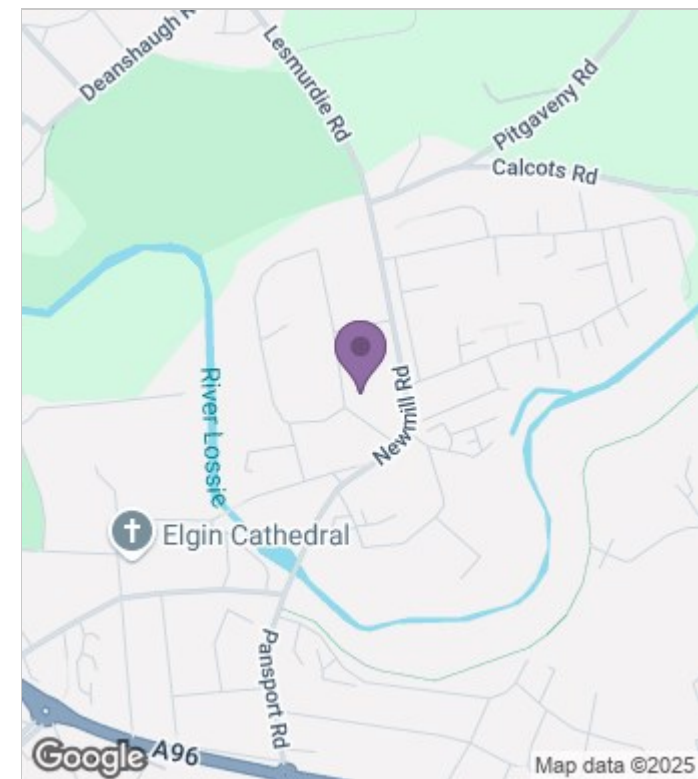
Floorplan

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.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	