



27 King Street, Elgin, IV30 6BX

Fixed Asking Price £98,000

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**abs**<sup>+</sup>  
estateagents

Nestled in the charming area of King Street, New Elgin, this delightful terraced house is set well back from the street and has two bedrooms, which is ideal for small families, couples, or individuals seeking a comfortable home in a well-established neighbourhood.

Upon entering, you are greeted by a porch leading on to the hallway and then the lounge, providing an inviting space for relaxation or entertaining guests. The kitchen and shower room are also on the ground floor.

This home's location is particularly appealing, as it is situated in a friendly community with easy access to local amenities, schools, and parks. Residents can enjoy the convenience of nearby shops and services, making daily life both practical and enjoyable.

This terraced house, while in need of some modernisation and renovation, offers the potential for personalisation, allowing you to make it your own. Whether you want to invest in your first home or seek a cosy retreat, this property presents an excellent opportunity.

In summary, this terraced house on King Street is a charming and practical choice for those wishing to embrace the comforts of home in a well-established area of New Elgin. With its reception room, two bedrooms, shower room, kitchen, large garden to the front, and convenient location, it is a property that should not be missed.

**Porch**

8'8" x 5'10" (2.65m x 1.79m)

Door to the garden. Windows on three sides with vertical blinds. Light fitting. Door to:-

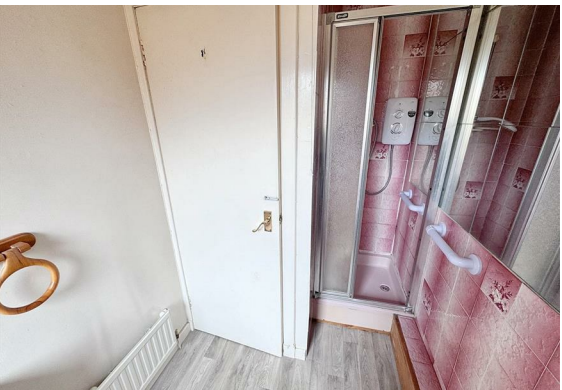
**Entrance Hall**

Doors to Lounge, Kitchen and Shower Room. Staircase to the upper floor. Storage cupboard. Radiator, smoke detector and high-level electricity meter and fusebox.

**Lounge**

10'6" x 14'11" (3.22m x 4.56m)

A window to the front of the property is fitted with curtains. Two recessed alcoves on either side of the gas fire with a back boiler. Pendant light, fitted carpet and radiator.





#### Shower Room

4'11" x 8'0" (1.51m x 2.45m)

Fitted with a three-piece pink suite comprising WC, wash hand basin and shower cubicle with electric shower. Opaque window to the rear. Wall mirrors, pendant light and radiator.

#### Kitchen

7'5" x 8'6" (2.27m x 2.60m)

Basic range of base and wall-mounted units with work surfaces. Integrated oven and hob. Freezer and space for a washing machine. Window to the rear. Radiator and strip light.



#### Upper Floor

Carpeted staircase to the landing. Velux window. Doors to both Bedrooms. Storage cupboard.

#### Bedroom 1

11'8" x 12'5" (3.56m x 3.80m)

Double bedroom with coombed ceiling and a dormer window to the front. Built-in wardrobe with mirrored sliding doors. Fitted carpet, radiator and light fitting.



#### Bedroom 2

12'8" x 7'3" (3.88m x 2.23m)

Single bedroom with coombed ceiling and a velux window to the rear. Built-in cupboard. Ceiling light, fitted carpet and radiator. Hatch to loft space.



#### Outside

A gate on King Street leads to the shared path with number 29.. Double gates and a dropped kerb offer scope for off-street parking, subject to clearing some of the shrubs. There is a large area of garden ground which has mature shrubs, paved patios and a rotary dryer. Wooden shed.

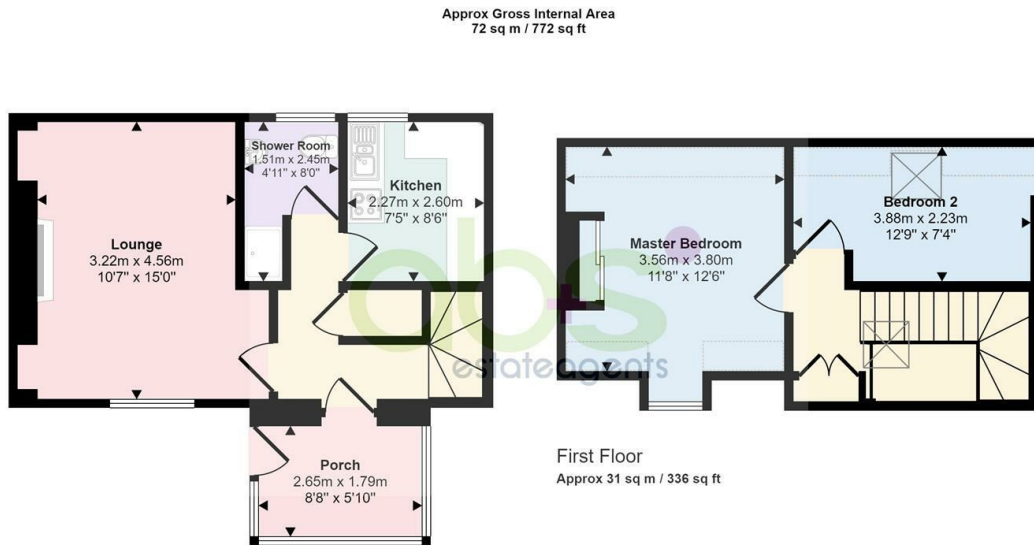


#### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the freezer, oven and hob.

#### Home Report

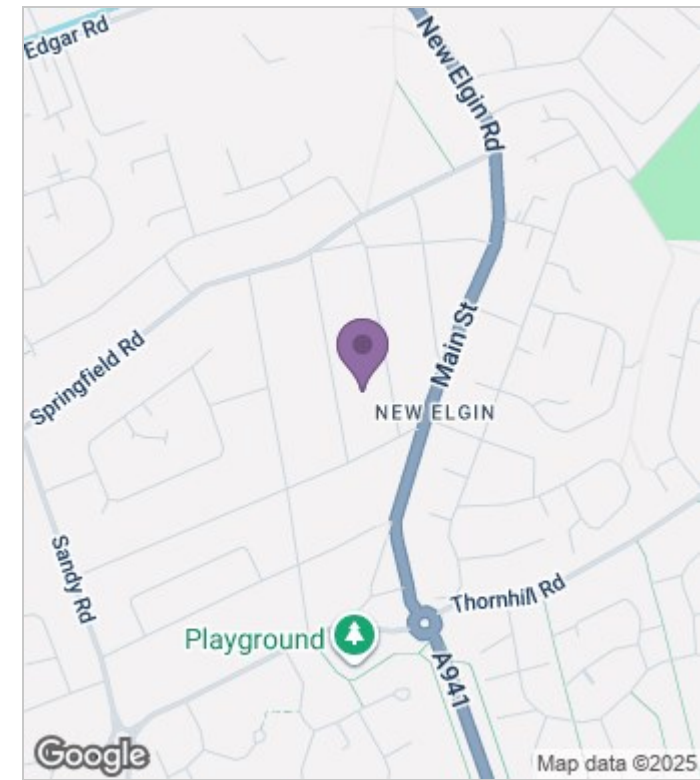
The Home Report Valuation as of April, 2025 is £105,000, Council Tax Band B and EPI rating is E.



Ground Floor  
Approx 41 sq m / 436 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.



#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>88</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>46</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | 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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