



17 Ferrier Terrace, Elgin, IV30 4JU
Offers Over £115,000

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estateagents

Situated in the ever-popular area of Bishopmill, Elgin, this delightful bungalow offers a perfect blend of comfort and convenience. With a total area of 506 square feet, this well-appointed terrace property is ideal for individuals or couples seeking a low-maintenance home.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow features a well-equipped kitchen, designed to meet all your culinary needs, making meal preparation a pleasure. The modern shower room is equally impressive, showcasing contemporary fixtures and fittings that enhance the overall appeal of the property.

This one-bedroom bungalow is presented in walk-in condition, allowing you to move in with ease and start enjoying your new home immediately. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the property is utilised effectively.

17 Ferrier Terrace is conveniently close to local amenities and shops. Whether you are looking for a quiet retreat or a base to explore the surrounding area, this bungalow is an excellent choice.

In summary, this charming bungalow in Elgin is a wonderful opportunity for those seeking a stylish and comfortable living space. With its modern features and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful property your new home.

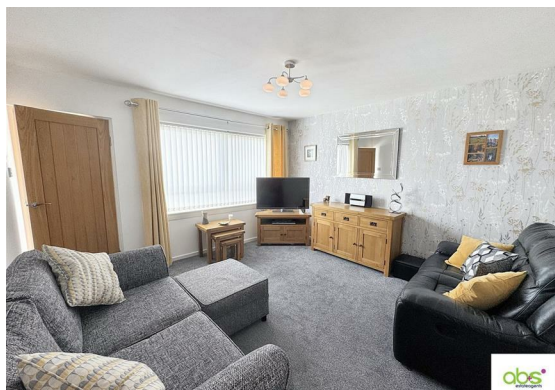
Entrance Hallway

A composite front door with decorative opaque panels leads to the hallway. Oak doors to Lounge, Kitchen, Bedroom and Shower Room. Built-in cupboard with double doors. Hatch to loft space, radiator, fitted carpet, smoke detector and light fitting.

Kitchen

11'10" x 7'1" (3.62m x 2.17m)

Well-presented kitchen fitted with white high gloss base and wall-mounted units. Stainless steel sink and drainer beneath window to the front with vertical blinds. Washing machine, tumble dryer, fridge freezer and gas-fired boiler. Integrated oven and hob. Dining table and chairs. Radiator, laminate flooring, ceiling light and heat detector.





Lounge

12'3" x 13'3" (3.74 x 4.05m)

Picture window fitted with vertical blinds and curtains, overlooking the rear garden. Radiator, fitted carpet, smoke detector and light fitting. Door to:-

Rear Porch

7'7" x 5'1" (2.32m x 1.55m)

Windows on three sides provide plenty of natural light and are fitted with vertical blinds. Door to rear garden. Wall light and fitted carpet.

Bedroom

10'5" x 10'0" (3.19m x 3.06m)

Double Bedroom with a window to the rear fitted with vertical blinds and curtains. Built-in wardrobe. Light fitting, radiator and fitted carpet.



Shower Room

6'7" x 5'10" (2.02m x 1.80m)

Well-appointed shower room with wc with concealed cistern, wash hand basin set in vanity unit and further storage cupboards beneath work surface. Corner shower cubicle with mains shower. Light-up wall mirror, chrome towel rail radiator, wall shelving, wall-mounted heater, extractor fan and ceiling light. Opaque window with roller blind to the front of the property.



Outside

The garden to the front has flower and shrub beds, with the remainder laid in stone chippings for ease of maintenance. Spacious garden to the rear, which has an area of lawn with shrub borders and a rotary dryer. Raised decking, ideal for outdoor entertaining. NB there is a right of access across neighbouring property for wheelie bins etc.

Fixtures and Fittings

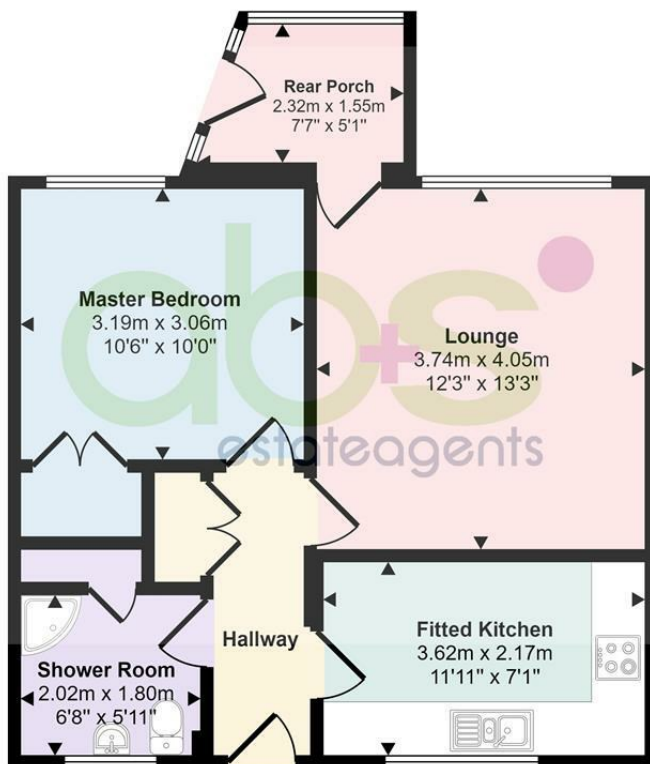
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the dining table and chairs, fridge/freezer, washing machine, tumble dryer and integrated oven and hob.

Home Report

The Home Report Valuation as of April 2025 is £115,000, Council Tax Band A and EPC rating is D.



Approx Gross Internal Area
49 sq m / 526 sq ft



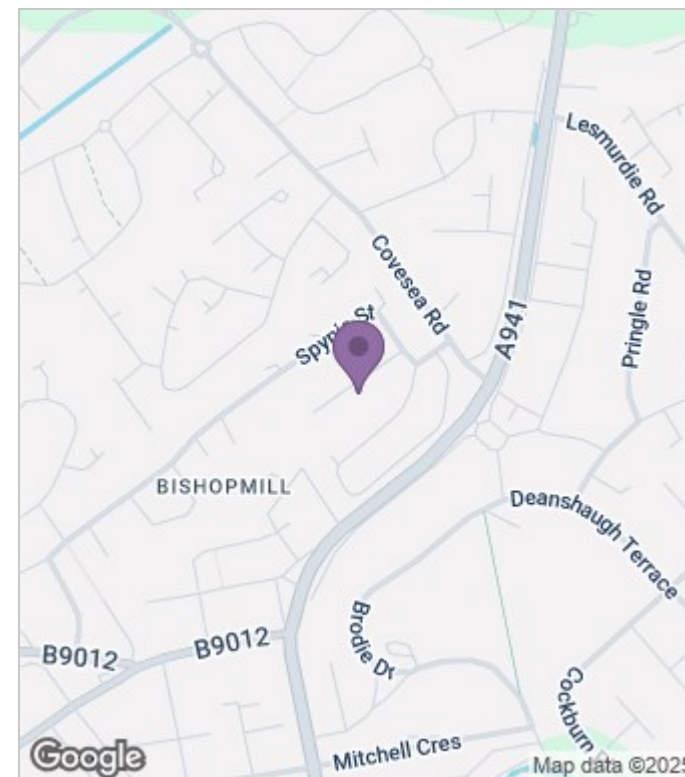
Floorplan

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		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 