



56 Beech Brae, Elgin, IV30 4NS

Offers Over £350,000

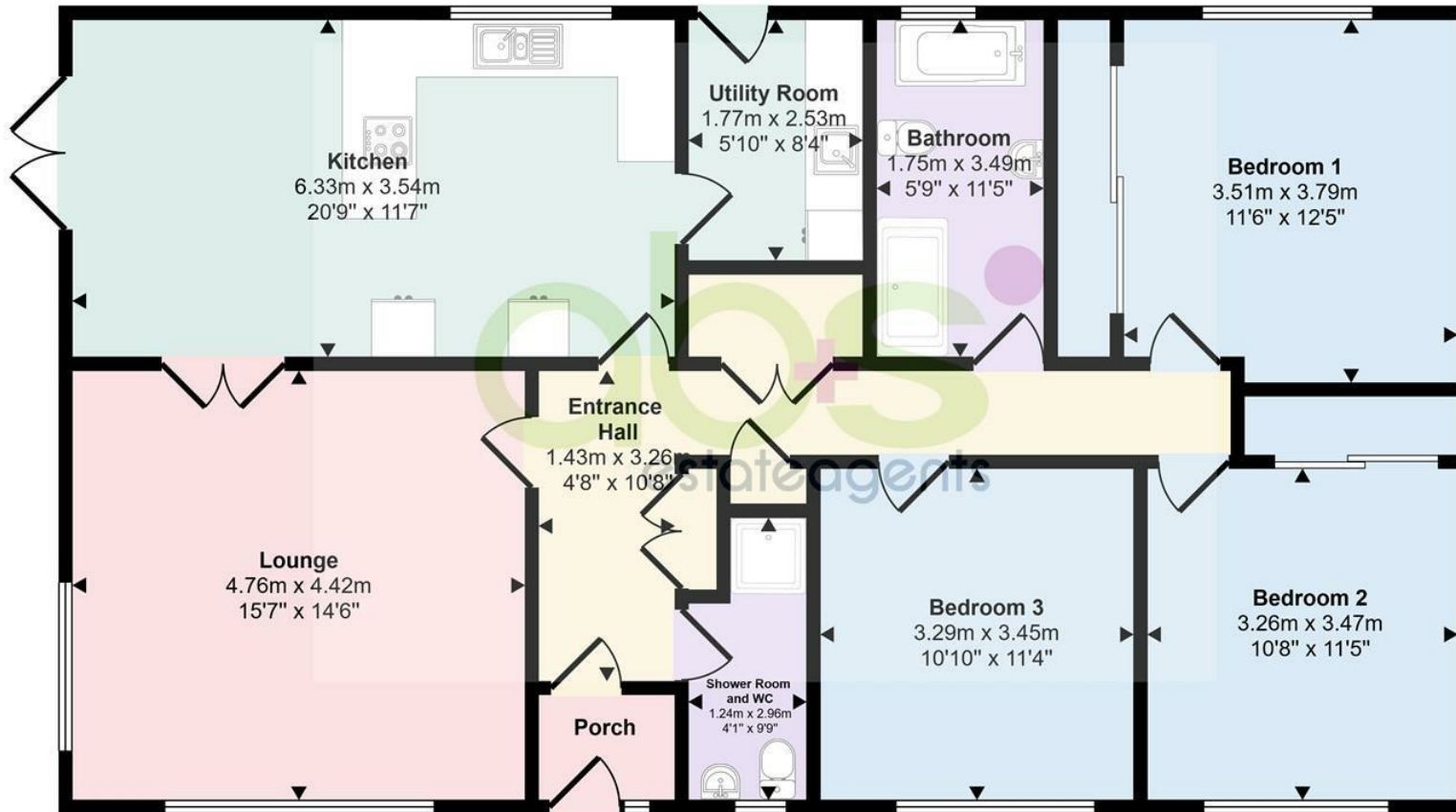
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Approx Gross Internal Area
118 sq m / 1273 sq ft



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.

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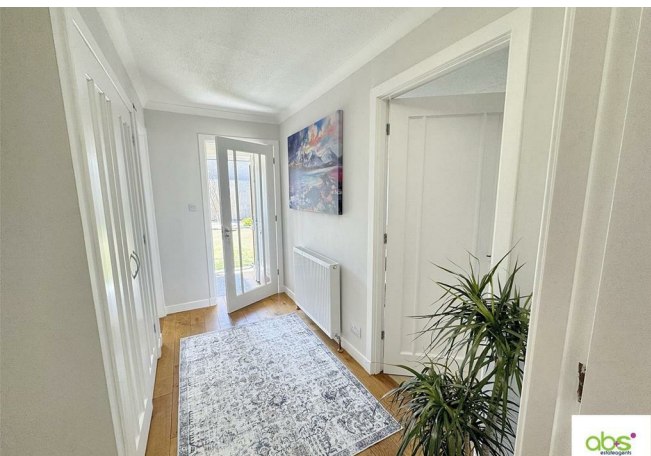
Nestled in the charming area and highly sought after area of Beech Brae, Elgin, this delightful detached bungalow offers a perfect blend of comfort and modern living. Built in 1984, this property has been fully renovated to an exceptional standard, ensuring a contemporary lifestyle while retaining its original charm.

Spanning an impressive 1,345 square feet, the bungalow features three generously sized double bedrooms, providing ample space for family or guests. The stylishly designed shower room and bathroom (Waterfalls of Elgin) are both inviting and functional, catering to all your needs. The heart of the home is undoubtedly the wonderful dining kitchen, again Waterfalls of Elgin, which boasts patio doors that open out to the garden, creating a seamless connection between indoor and outdoor living. This space is perfect for entertaining or enjoying family meals.

The spacious double aspect lounge is a highlight of the property, offering a bright and airy atmosphere that is perfect for relaxation. Additionally, the handy utility room adds practicality to daily living, ensuring that chores are kept out of sight.

With great storage options throughout, this bungalow is designed to accommodate your lifestyle with ease. The property also benefits from parking for two vehicles, providing convenience for you and your guests.

In summary, this beautifully renovated bungalow in Beech Brae is a rare find, combining modern amenities with a warm and inviting atmosphere. It is an ideal choice for those seeking a comfortable and stylish home in a desirable location.



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Entrance Vestibule

4'7" x 3'7" (1.4 x 1.1)

Quality Oak flooring, meter cupboard and feature glazed door to :-

Hallway

"L" shaped with excellent storage and quality Oak flooring. Hatch with pull down ladder to partially floored loft.

Shower Room

4'0" x 6'2" (1.24 x 1.9)

Stylish shower room with vanity basin and wc plus shower enclosure with Mains shower. Tall chrome ladder radiator and decorative tile effect vinyl flooring.



Lounge

15'7" x 14'6" (4.76 x 4.42)

Beautifully appointed double aspect Lounge with double doors through to the dining room. Ceiling light, radiator and laminate wood flooring.

Dining Kitchen 20'9" x 11'7" (6.33 x 3.54)
Contemporary Dining Kitchen – fully fitted with sleek cabinetry, Hotpoint integrated appliances, a peninsula island with electric hob and extractor hood, and a dedicated stylish dining area with vibrant feature wall and patio doors opening directly to the garden. Downlights, pendant light fitting and laminate wood flooring.



Utility Room

5'9" x 8'3" (1.77 x 2.53)

Well-equipped utility room featuring a wooden countertop with sink, Indesit washing machine, tiled backsplash, and ample storage in sleek neutral cabinets.

Practical utility room with washer, dryer, and sink beneath a wooden countertop, complemented by tiled backsplash, ample cabinetry, and a wall-mounted boiler —ideal for efficient household management. Back door to rear garden too.



Bedroom 1 11'6" x 12'5" (3.51 x 3.79)

A restful haven with elegant finishes and ample wardrobe space.

Bedroom 2 10'9" x 11'3" (3.29 x 3.45)

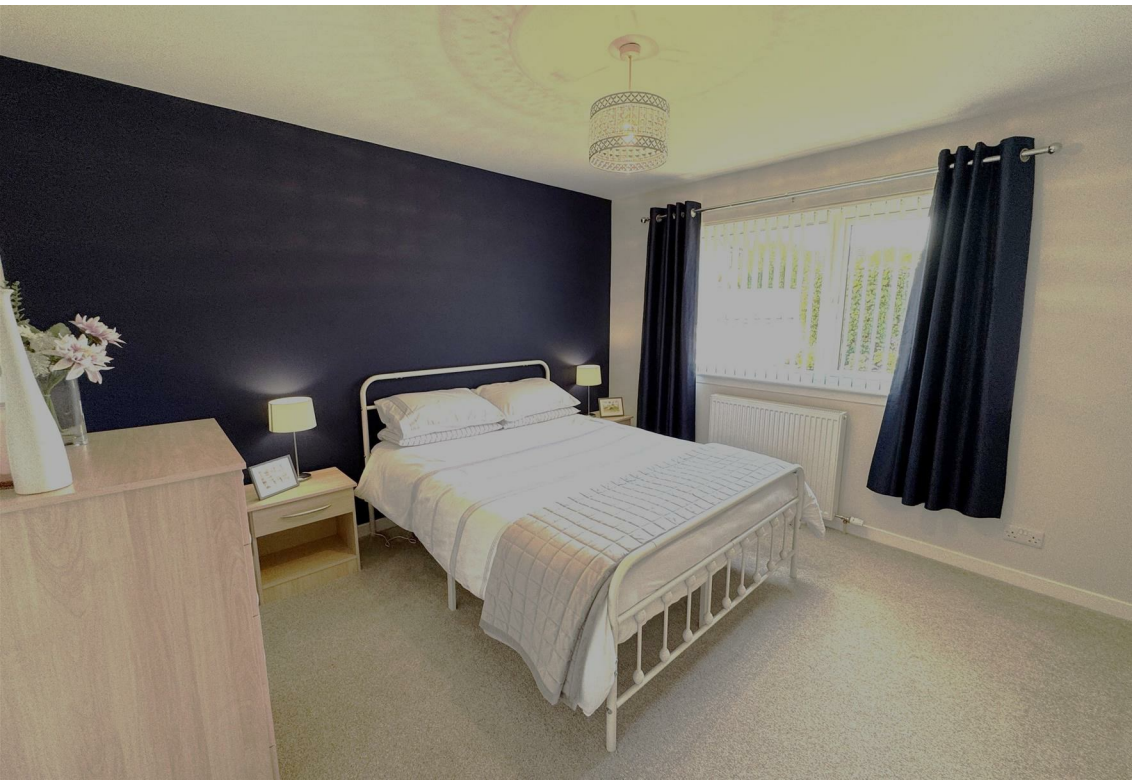
Full sized double Bedroom with full floor to ceiling fitted wardrobes front by sliding mirrored doors.

Bedroom 3 10'8" x 10'8" (3.26 x 3.27)

Bright and tranquil bedroom featuring soft grey and white tones, a dark accent wall, and warm wooden furnishings. Large windows and modern lighting complete this inviting space.

Bathroom 5'8" x 11'5" (1.75 x 3.49)

Tastefully tiled and finished to a high standard with contemporary design with striking red and white color palette. Full-size bathtub, separate walk-in rainfall shower. Vanity sink and wc. Tall chrome ladder radiator, downlights and vinyl flooring.



Garden

Immaculate low-maintenance garden offers a private outdoor retreat with a generous lawn, colourful flower beds, and two secluded seating areas—ideal for peaceful relaxation or quiet gatherings.

Garage

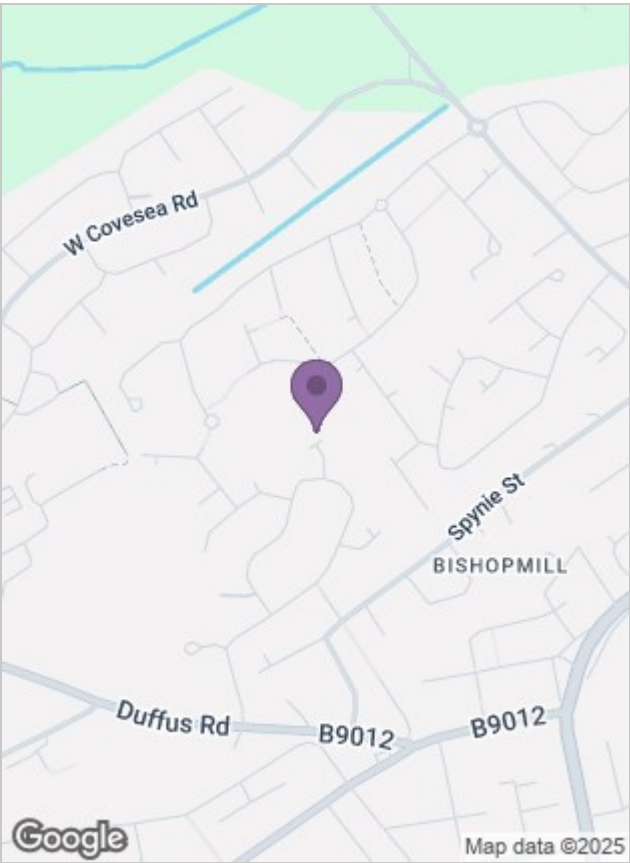
Attached garage with electronic remote control door. Light and power. Rear dooe to garden. Plenty space for storage over and above the car.

Fixtures and Fittings

The fitted floor coverings, some curtains, blinds and light fittings will be included in the sale along with the integral kitchen appliances. Additional appliances may be available for sale separately.

Home Report

The Home Report Valuation as at end May, 2025 is £350,000, Council Tax Band E and EPI rating is C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.