



Lindi 9 Seafield Crescent, Elgin, IV30 1RE
Offers Over £265,000

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This attractive semi-detached three-bedroom home is situated in a highly sought-after area of Elgin. The property welcomes you with an entrance vestibule and hallway, leading into a bright and spacious lounge featuring a handsome square bay window and a working fireplace as its focal point. The adjoining dining/family room opens out to a rear garden deck through patio doors, creating a seamless indoor-outdoor living experience. A compact yet functional fitted kitchen includes a generous larder cupboard, ideal for storage. Upstairs, the home offers two full-sized double bedrooms and a comfortable single bedroom, along with a well-proportioned family bathroom that includes a modern wet room-style shower area. Outside, the property boasts well-maintained gardens to both the front and rear.

Additional features include a double tandem-style garage with a extra long inspection pit, a separate workshop and store, and an adjacent utility room—perfect for practical family living. There is also a drying green and a dog kennel.

Interested parties should note that this home offers the perfect blend of smart technology, energy efficiency, and safety. It features a Ring video doorbell and integrated security alarm system for round-the-clock protection. 12 Solar panels combined with a 13.5 kW Tesla Powerwall allow you to store energy, reduce electricity bills, and maintain power during outages. Safety is further enhanced with interlinked smoke, heat, and carbon monoxide alarms throughout the property. Plus, with Full Fibre broadband delivering speeds up to 900 Mbps, the home is fully equipped for modern digital living.

Entrance Vestibule
4'6" x 3'3" (1.38 x 1)

Vestibule with coat hooks and shelved storage. Glazed door to the -

Hallway
3'3" x 11'8" (1 x 3.56)

"L" shaped hall with staircase to the upper floor and doors off to the Lounge, Dining Room and Kitchen. Ceiling light fitting, radiator and carpet.

Lounge
12'5" x 15'6" (3.79 x 4.73)

Nicely appointed Lounge with handsome square bay window. Focal working fireplace with display alcove to one side. Ceiling light, radiator and carpet.

Dining or Family Room
10'8" x 13'6" (3.26 x 4.12)

Dining or family room with double patio doors out to the rear garden deck. Shelved display recess. Ceiling light fitting, radiator and carpet.

Kitchen
8'9" x 9'10" (2.67 x 3)
Fitted kitchen with double rear facing windows. Full range of floor and wall mounted units in a beech laminate and complimented by dark granite effect worksurfaces and splashbacks. 4 ring gas hob with extractor hood, integral oven and microwave, space for dishwasher and tall fridge/freezer. Deep larder cupboard. Part glazed door to rear garden. Three way spotlight, under unit lighting, radiator and laminate tile flooring.



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Upper Landing

Upper landing with window providing natural light. Shelved cupboard. Ceiling light and carpet. A Ramsay ladder provides convenient access to the attic, offering additional storage or potential for further use.



Bedroom 1

11'7" x 13'5" (3.54 x 4.11)

Double bedroom with windows overlooking the rear garden. Two double wardrobes fronted by sliding doors separated by a central dressing table with a mirror, shelving, and decorative touches. Ceiling light, radiator and carpet.



Bedroom 2

9'6" x 12'9" (2.92 x 3.91)

Double front facing bedroom with extensive range of bedroom furniture. Double front facing windows, ceiling light fitting, radiator and carpet.



Bedroom 3

9'10" x 8'5" (3 x 2.59)

Front facing single bedroom. Shelved recess and fitted cupboard. Ceiling light, radiator and carpet.



Bathroom

7'11" x 8'4" (2.43 x 2.56)

Family bathroom with bath, wc and wash hand basin. Wet room style shower area adjacent to the bath with mains shower and curtain plus gradient led drain. Ceiling light, chrome ladder radiator and vinyl flooring.

Front Garden

Gravel driveway affording good off street parking in from of the garage. The front garden is bounded by a low stone wall and laid to grass with shrub borders.

Rear Garden

Tranquil and well-kept outdoor space. A gravel driveway runs along the left side, leading directly to a garage. The garden features a neat lawn bordered by mature bushes and plants, with hedges providing privacy along the right side.

Garage

Double tandem garage with extra long inspection pit. Again electronic door plus personel door. Light and power.

Workshop & Utility

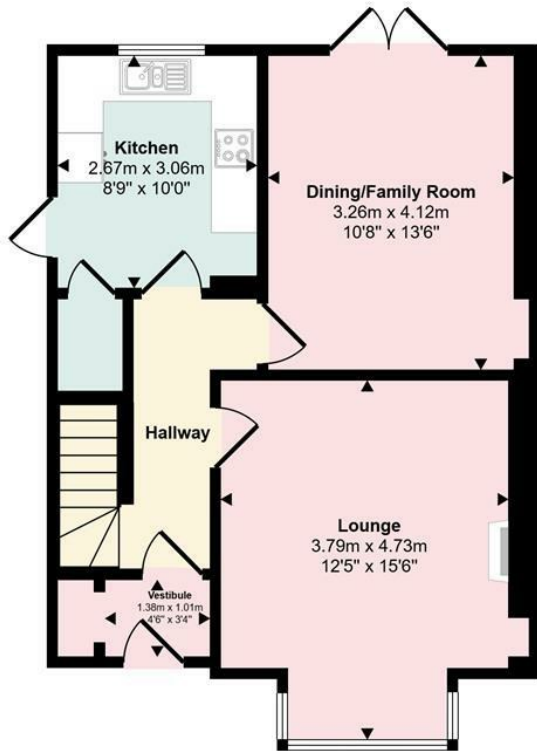
15'1" x 12'7" & 5'7" x 12'1" (4.62 x 3.84 & 1.72 x 3.69)
Great workshop/store with electronic up and over door. Light and power. Door to the Utility Room which is fitted with a good range of units and plenty worksurface areas. Also sink unit with space for washing machine and tumble dryer. Space for tall freezer. Fluorescent light fitting, panel heater and vinyl flooring. Separate door to drying green.

Smart, Secure & Sustainable

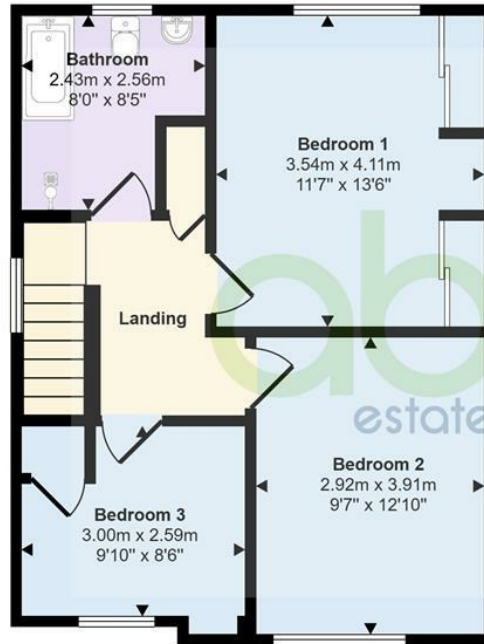
Smart Security: Ring video doorbell and full alarm system.
Energy Efficiency: 12 Solar panels with a 13.5 kW Tesla Powerwall for energy storage and backup power.
Safety First: Interlinked smoke, heat, and CO2 alarms.
Ultra-Fast Connectivity: Full Fibre broadband up to 900 Mbps.



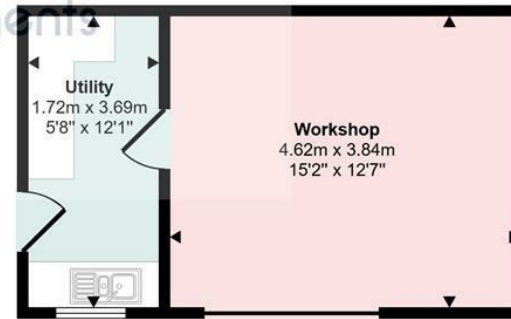
Approx Gross Internal Area
155 sq m / 1667 sq ft



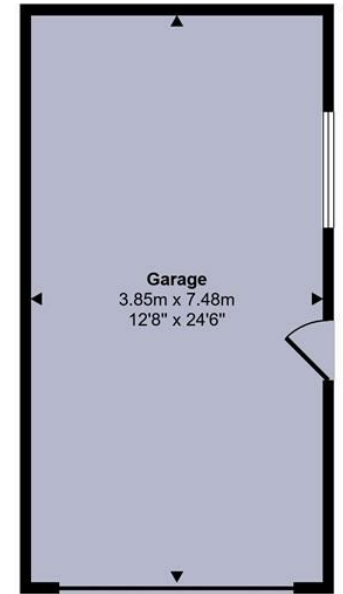
Ground Floor
Approx 52 sq m / 561 sq ft



First Floor
Approx 50 sq m / 533 sq ft



Outbuilding
Approx 24 sq m / 263 sq ft



Garage
Approx 29 sq m / 310 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.

Fixtures and Fittings

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

Home Report

The Home Report Valuation as at June 2025 is £270,000, Council Tax Band D and EPI rating is B

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |

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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