



42 South Street, Elgin, IV30 1JX
Offers Over £255,000

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 estateagents

This semi-detached townhouse on South Street, Elgin is a solid and welcoming family home that combines period character with modern practicality. Retaining beautiful original features such as the hand-turned bannister, decorative balustrade, and high ceilings, the property has a warm and inviting ambience throughout. The current owners have lovingly cared for the house and systematically upgraded it over time, introducing thoughtful improvements like a stylish shower room with underfloor heating and a well-planned utility space, while preserving its traditional charm. With spacious, flexible accommodation across three floors and a private garden, this home offers comfort, character, and convenience in a prime Elgin location close to shops, schools, and transport links.

Entrance Hallway

4'3" widest x 18'0" longest (1.32 widest x 5.5 longest)

Decorative door with fan light above detailing No 42. The welcoming hallway sets the tone for this elegant home, showcasing beautiful period details. A stunning hand-turned bannister and intricately crafted balustrade create a striking focal point, complemented by high ceilings, decorative cornicing, and natural wood flooring. This space perfectly blends traditional craftsmanship with timeless style, offering an inviting entrance to the property.

Lounge

13'0" c 13'3" (3.98 c 4.04)

The elegant lounge is a warm and inviting space, featuring a beautiful period-style fireplace as its focal point. High ceilings with decorative cornicing, deep skirtings, and a large window create a bright and airy atmosphere, while the tasteful décor complements the traditional character of the room. Perfect for relaxing or entertaining, this room combines timeless charm with comfort.

Dining Kitchen

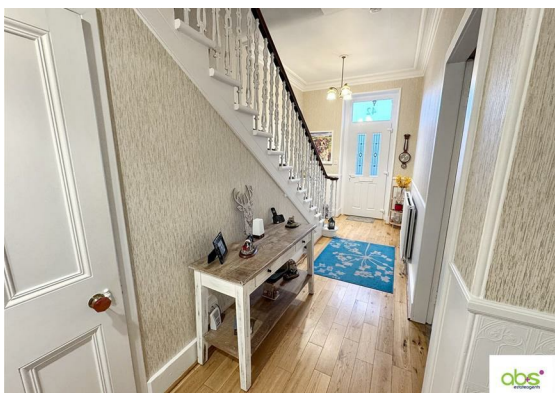
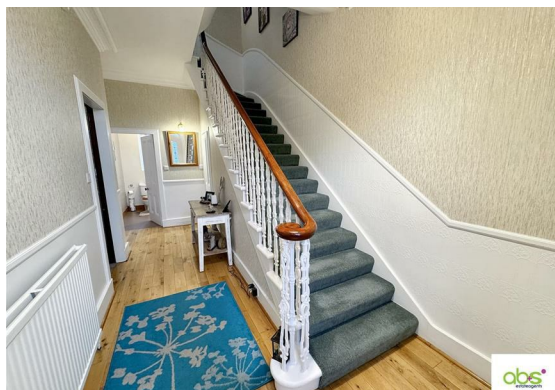
11'11" x 11'10" (3.64 x 3.62)

The spacious dining kitchen is the heart of the home, offering ample room for family meals and gatherings. With a practical layout, generous worktop space, and integrated storage, it combines functionality with a welcoming atmosphere.

Utility Room

6'7" x 8'9" (2.01 x 2.67)

Adjacent to the kitchen, the utility room provides additional convenience, featuring fitted units, a sink, and space for the fridge/freezer and laundry appliances—perfect for keeping household tasks organized and out of sight. Under unit electric heater. Door to rear garden.





Bathroom

8'11" x 7'3" (2.73 x 2.21)

Generous family bathroom with bath, wc and wash hand basin. Mains shower fitted over the bath with screen. Neutral wall finishes and natural light from two windows create a fresh, airy feel, while ample floor space add comfort and convenience. Downlights, Xpelair, radiator and vinyl flooring.

First Floor Landing

4'6" x 8'9" (1.38 x 2.67)

Stairs continue on to the 2nd floor. Doors off to the 3 bedrooms and shower room.

Bedroom 1

11'11" x 11'5" (3.65 x 3.5)

Rear facing double Bedroom. Shelled Press

Bedroom 2

13'0" x 13'7" (3.98 x 4.16)

Generous front facing double bedroom. Shelled Press.

Bedroom 3

7'9" x 8'6" (2.37 x 2.6)

Front facing bedroom.



Shower Room

8'7" x 7'0" (2.62 x 2.15)

Stylish Shower Room. Shower cubicle with wet wall and mains shower. Vanity unit with wc, basin and storage. Downlights, ladder radiator and vinyl flooring. Rear facing window.

2nd Floor Landing

5'3" x 5'4" (1.62 x 1.65)

Landing with roof light.

Family Room / Master Bedroom

12'11" x 20'5" (3.95 x 6.24)

Wonderful versatile double aspect room with front facing bay and rear Velux. Currently used as a family room but also has fabulous master bedroom potential.

Box Room

7'9" x 6'0" (2.38 x 1.85)

Handy box room for storage. Potential for conversion to a shower room (subject to planning consent).

Boiler Room

7'11" x 4'3" (2.42 x 1.32)

Wall mounted boiler. Coombed ceiling with Velux window.

Front Garden

The property is fronted by a stone wall and railings Stone steps lead up to the well presented front with patio paving, small lawn and shrub and flower beds. Access up the East side of the property, via a gate to the :-

Rear Garden

Well presented fully enclosed rear garden laid to lawn, shrub and flower beds and patio. Shared pathway with No 44 to rear lane behind.

Outbuilding/Workshop

8'11" x 15'3" (2.73 x 4.67)

Ideal semi detached stone outbuilding with 2 windows, light and power.

Parking

A designated parking space lies to the rear of the property - accessed via the public car park. Interested parties should also note that the current owners rent a garage from the Moray Council and park in front of it too - hence having 3 car parking spaces available for use along with a garage.

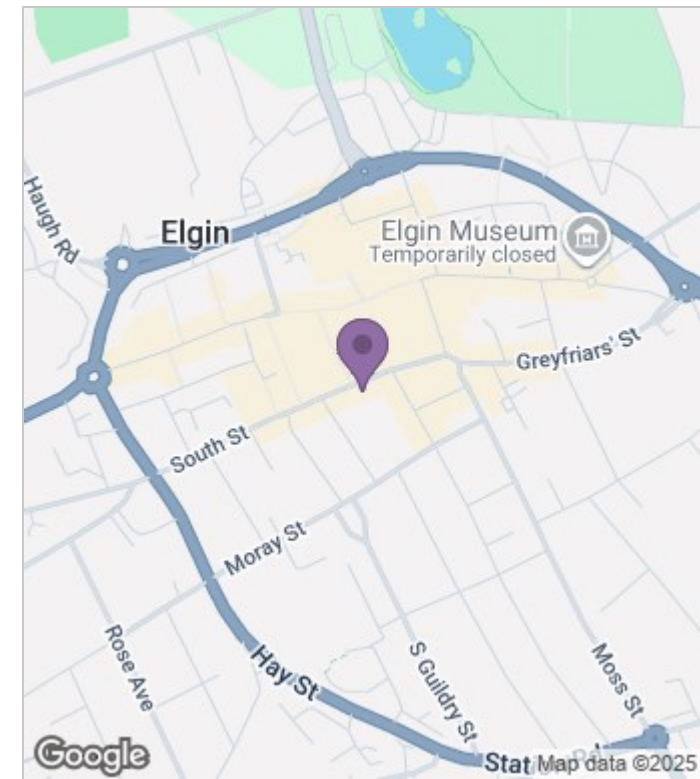
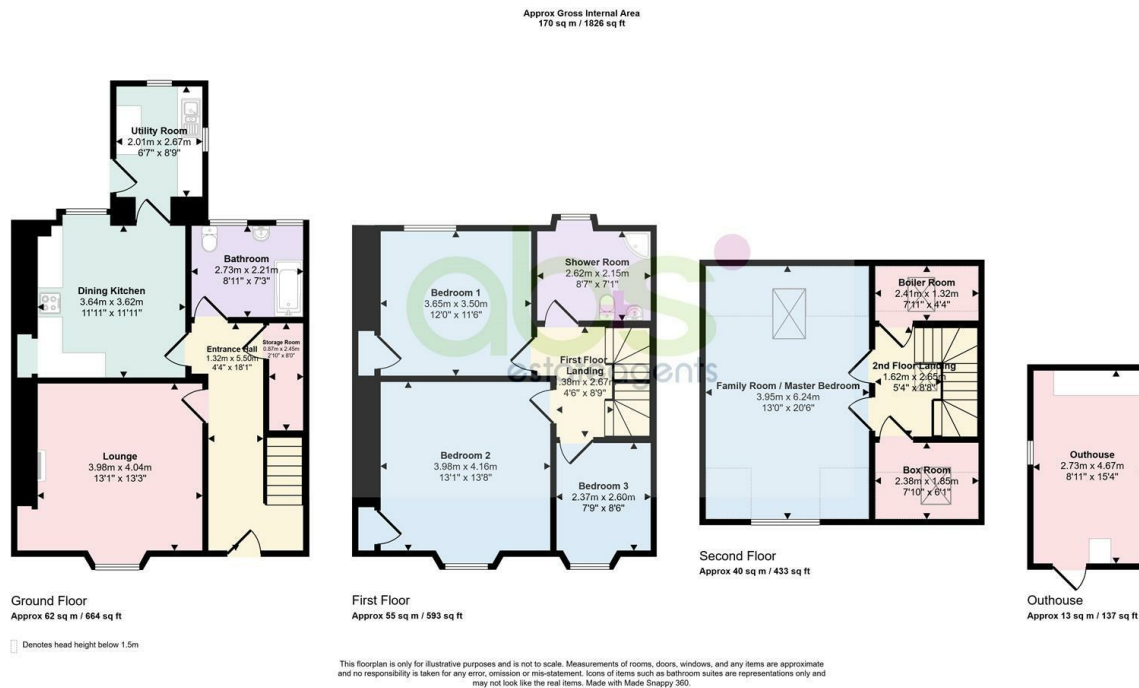
Fixtures and Fittings

The fitted floor coverings, curtains (those in bedroom 1 will be changed), blinds and light fittings will be included in the sale price. The appliances may be available separately.

Home Report

The Home Report Valuation as at November, 2025 is £255,000, Council Tax Band D and EPI rating is D





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(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 	

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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