



7 LONGMORN CRESCENT

ELGIN, IV30 6GP

£280,000
OFFERS OVER

*****CLOSING DATE SET FOR 12 NOON TUESDAY THE 11TH OF MARCH*****

This stunning 4-bedroom detached home offers modern living with an integral garage, private garden, and off-street parking. The ground floor features a stylish open-plan kitchen/diner, bright conservatory, utility room, spacious lounge, and downstairs WC. Upstairs, there are four generously sized bedrooms, including one with an ensuite, and a modern family bathroom, making it ideal for families or guests.



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- FOUR BEDROOM DETACHED HOUSE • STYLISH KITCHEN • EN SUITE • CONSERVATORY • PRIVATE REAR GARDEN • OFF STREET PARKING • INTEGRAL GARAGE • MODERN BATHROOM • COUNCIL TAX BAND E • EPC BAND C



*****CLOSING DATE SET FOR TUESDAY 11TH OF MARCH FOR 12 NOON*****

This stunning 4-bedroom detached home offers spacious, modern living in a desirable location. Featuring an integral garage, private rear garden, and off-street parking, this property provides both comfort and convenience.

The ground floor boasts a stylish open-plan kitchen/diner, perfect for family meals or entertaining, alongside a bright conservatory offering additional living space. A utility room, downstairs WC, and a spacious lounge provide further practicality.

Upstairs, you'll find four generously sized bedrooms, one with an ensuite, and a modern family bathroom, offering plenty of space for family or guests.

Situated in a popular residential area of Elgin, Longmorn Crescent offers a convenient lifestyle with a range of local amenities nearby. Elgin is home to various supermarkets, shops, cafés, and restaurants, ensuring all daily needs are easily accessible.

Families will benefit from nearby schooling options, including Linkwood Primary School and Elgin High School for secondary education, both within a short

distance.

Elgin is well-connected by transport links, with Elgin railway station providing regular services to Aberdeen and Inverness. The A96 road also offers easy access to both cities, making it ideal for commuting. Additionally, the surrounding area is rich with parks, green spaces, and leisure facilities, contributing to a well-rounded and active lifestyle.

Council Tax Band E
EPC Band C

Double Glazed Throughout
Gas Central Heating System

Home Report Available on our website -
www.homesweethomemoves.co.uk

Viewing By Appointment Through Home Sweet Home , please call the Office.

Any offers should be submitted in Scottish legal form to

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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