



169 Kingsmills, Elgin IV30 4BT

Offers over £90,000

ABSM Estate Agents Ltd

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Home Report valuation as at August 2026 is £90,000
EPC rating C and Council Tax Band A.

- Freshly decorated throughout
- Move-in ready condition
- Attractive laminate style flooring throughout
- Own door entrance
- 2 Two rear-facing double bedrooms with fitted wardrobes
- Spacious Lounge
- Updated Kitchen and Shower Room
- Popular residential area of Elgin handy for town and Cooper Park



Enjoying a pleasant position within one of Elgin's most established residential areas, this attractive first floor flat offers spacious accommodation and excellent outdoor space, creating a home that is both practical and inviting.

Recently refreshed with fresh neutral décor throughout, the property presents in move-in condition, complemented by attractive laminate-style flooring which flows through much of the accommodation, enhancing the bright and modern feel of the home.

Accessed via a private entrance and staircase, the property opens into a central hallway which connects the accommodation throughout. The bright and generously sized lounge provides an ideal setting for everyday living and entertaining, while the fitted kitchen offers a functional space with ample room for meal preparation.

Both bedrooms are quietly situated to the rear of the property, enjoying an outlook over the garden and benefitting from fitted wardrobes which provide excellent built-in storage. A modern shower room completes the accommodation.

A notable feature of the property is the abundance of natural light which enhances the sense of space throughout.

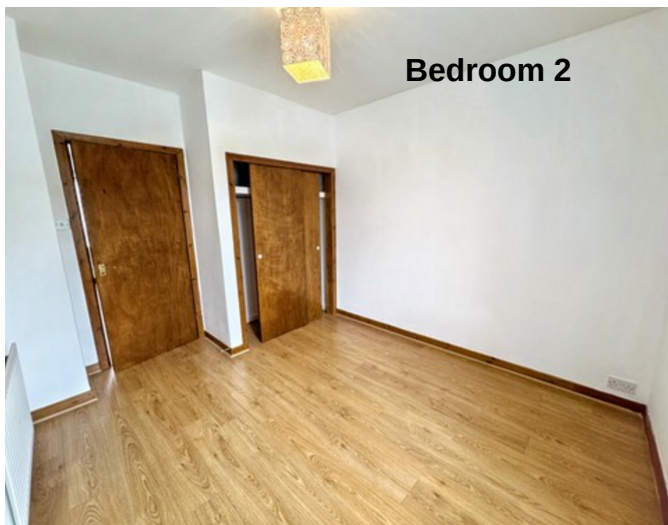
Externally, the property benefits from a substantial private rear garden, offering an excellent outdoor retreat for relaxing, gardening enthusiasts or enjoying time with family and friends during the warmer months.



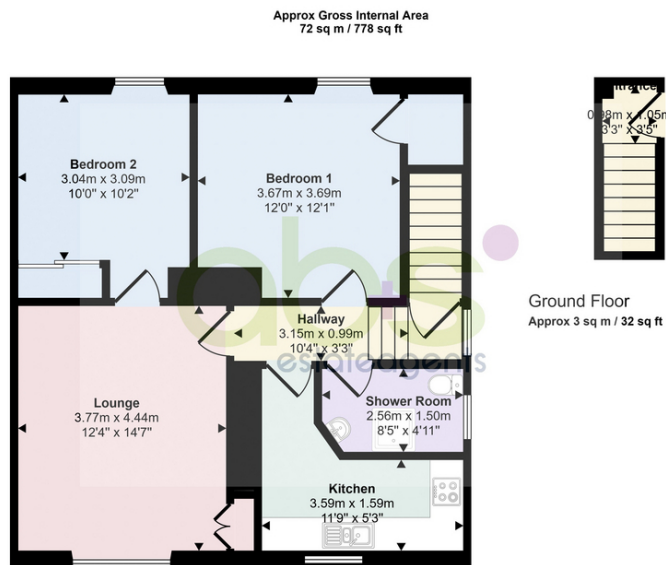
Bedroom 1



Bedroom 2



**Garden view from
Bedroom 2**



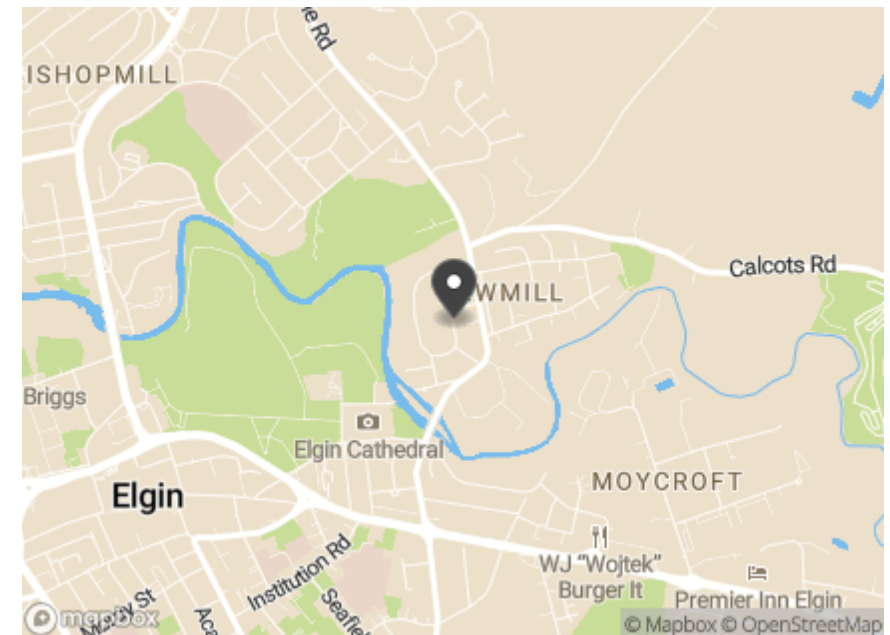
First Floor
Approx 69 sq m / 746 sq ft

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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