



Flat 6, 115 South Street, Elgin IV30 1JD

Offers Over £167,000

ABSM Estate Agents Ltd

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- Superior second-floor apartment
- Bright open-plan lounge and modern kitchen
- Main bedroom with double wardrobe, dressing room and en-suite
- Stylish bathroom and en-suite shower room
- Gas central heating and double glazing
- Designated parking plus visitor spaces
- Highly sought-after West End location
- Close to Elgin town centre and amenities



- Home Report Valuation as at April, 2026 is £167,000
- Council Tax Band C
- EPC Rating B



Accessed via a shared entrance and well-maintained stairwell, the apartment opens into a welcoming hallway leading to all main rooms. The heart of the home is the bright open-plan lounge and kitchen, flooded with natural light from full-height glazed doors with Juliet balcony, creating a pleasant outlook and an excellent space for both relaxing and entertaining.

The contemporary fitted kitchen is finished with ample wall and base units, wood-effect worktops, and includes integrated appliances, providing a practical and stylish cooking area with defined flooring. There are two generous double bedrooms.

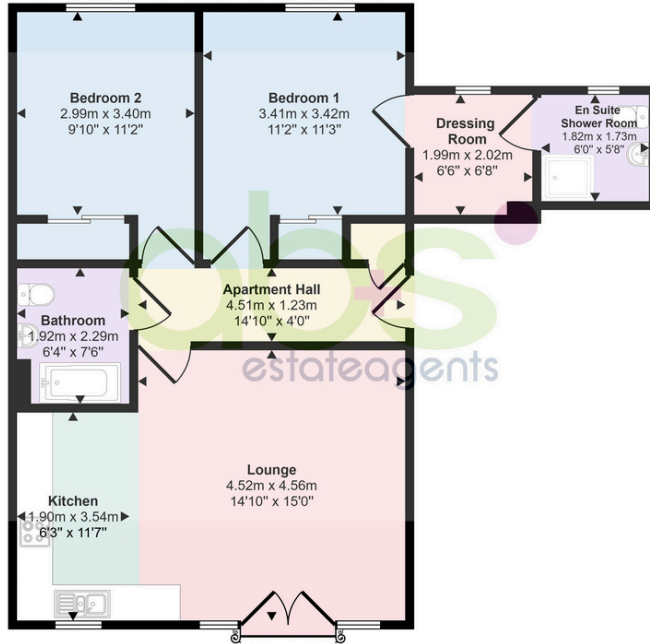
The principal bedroom benefits from fitted double wardrobes, a separate dressing room, and a modern en-suite shower room. The second double bedroom also features a fitted double wardrobe, making it ideal for guests, family, or home working.

A well-appointed family bathroom with bath and shower completes the internal accommodation.

Externally, the property enjoys designated residents' parking, along with additional visitor parking. The development itself is attractively maintained and well positioned for access to local amenities, public transport links, and Elgin town centre.



Approx Gross Internal Area
75 sq m / 805 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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