



4 Blackburn Court, Elgin IV30 4AL

Offers Over £128,000



# Key Features

- Mid-terraced house
- Lounge
- Kitchen/Diner
- 2 double Bedrooms
- Newly fitted Shower Room
- Sitooterie
- Well-presented
- New flooring throughout
- Off-street Parking
- Front and rear gardens



*Discover this well-presented mid-terraced house at Blackburn Court, Elgin, featuring two double bedrooms and a sitooterie. This property offers a lounge and a kitchen/diner, perfect for comfortable living.*





Located in the charming town of Elgin, this mid-terraced house provides a welcoming space with its well-presented interiors. The lounge offers a cosy area for relaxation, while the kitchen/diner is ideal for meals and entertaining guests. The addition of a sitooterie adds a touch of uniqueness to this home, offering a versatile space to enjoy throughout the year.

The property features two double bedrooms, providing ample space for individuals or small families. With rooms designed for comfort and utility, this house serves as an excellent choice for those seeking practicality and style.

There has been new flooring laid in the hall and kitchen and new carpets in the remaining rooms. The property has been freshly decorated throughout, has new front and back doors and new bedroom windows.

Elgin itself is known for its rich history and community spirit, with local amenities and transport links easily accessible. This property is well-positioned to take advantage of everything the area has to offer, from schools to leisure activities. Don't miss the opportunity to make this your next home; contact us today to learn more.



**Entrance Hall**

UPVC front door with side panel leads to the entrance hall. Door to rear garden. Two understair cupboards. Doors to Kitchen and Lounge. Staircase to upper floor.

**Lounge** 3.18m x 4.39m

Good-sized room with windows to the front and rear.

**Kitchen/Diner** 2.52m x 4.46m

Fitted with a range of cream fronted base and wall mounted units. One and a half bowl stainless steel sink and drainer. Integrated gas hob, oven and microwave. Spaces for fridge freezer, tumble dryer and washing machine. Space for dining table and chairs. Windows to the front and rear.

**Landing**

Staircase to the upper landing. Window to the rear. Doors to both Bedrooms and Shower Room.

**Master Bedroom** 2.51m x 4.39m

Double bedroom with window to the rear. Built-in double wardrobe.

**Bedroom 2** 3.45m x 2.72m

Double Bedroom with window to the front. Two built-in cupboards.

**Shower Room** 2.52m x 1.58m

Three piece white suite comprising shower cubicle, wash hand basin set in vanity unit, and WC. Wall unit. Medicine cabinet. Window to the rear.

**Sitooterie** 4.43m x 3.39m

Canopied and sheltered decked seating area with power points.

**Outside**

To the front is double gates to a lock block driveway. The remainder is laid in stone chippings for ease of maintenance. Enclosed garden to the rear. Concrete shed. Timber shed. Area of lawn, paved patio and flower bed. Rear access gate leads to a communal path at the rear.

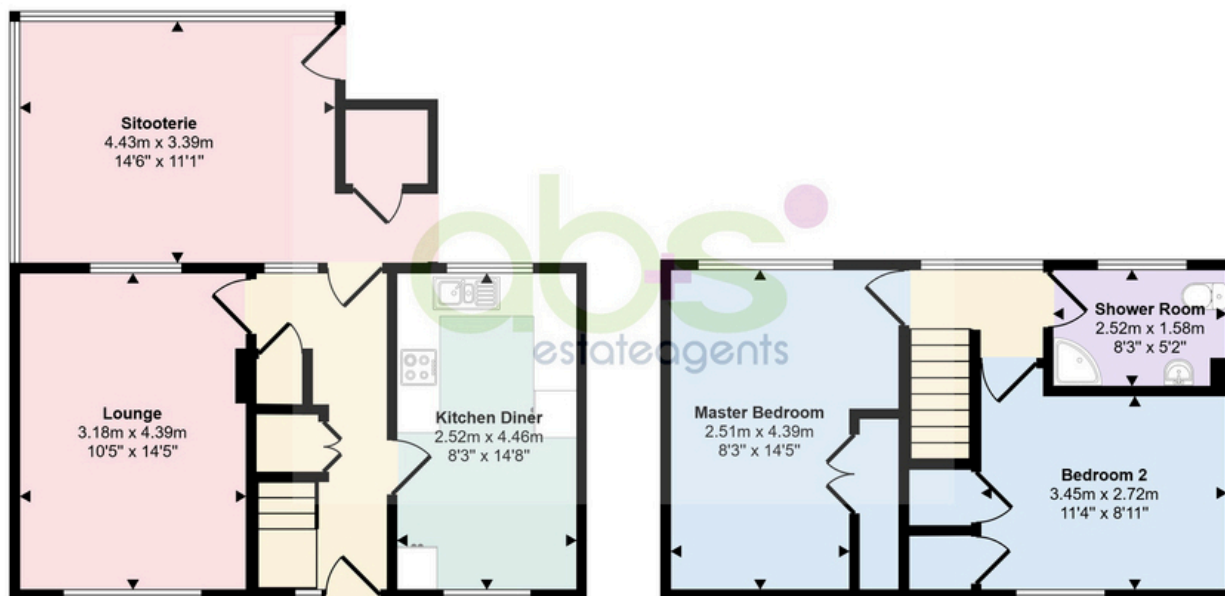
**Fixtures and Fittings**

All floor coverings, light fittings are included in the sale.

**Home Report**

The home report valuation as of May 2026 is £128,000, the EPI rating is C and the council tax band is A.

Approx Gross Internal Area  
88 sq m / 948 sq ft



Ground Floor  
Approx 53 sq m / 575 sq ft

First Floor  
Approx 35 sq m / 374 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		73	77

Tenure Type: Freehold  
Council Tax Band: A  
Council Authority: Moray