



**19 Harrison Terrace, Elgin, IV30 4JW**  
**Offers Over £185,000**

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"Harrison Terrace offers more than just a home—it's a welcoming community steeped in history. Built in the late 1940s and now Category B listed, these charming houses were designed with care and character, featuring graceful arched doorways, traditional harled walls, and steep slate roofs. The thoughtful layout with shared paths and rear gardens creates a safe, sociable environment for families, while the timeless design reflects Elgin's heritage. A perfect blend of history and homely comfort."

We are delighted to bring to the market this well presented three-bedroom semi-detached property offering a perfect blend of character, comfort and modern convenience. Having been comprehensively transformed both inside and out over the last several years by the current owners the property is in ready to move into condition with a welcoming entrance hall, well presented lounge, inviting dining kitchen where contemporary style meets everyday convenience along with a well-appointed bathroom. A bright stairwell with half landing leads to the upper hall, complete with a handy storage cupboard. Upstairs, you'll find three generous double bedrooms—two featuring fitted wardrobes, while the third offers ample space to add bespoke storage or furniture without compromising on comfort. Outside, this property offers an exceptional blend of style and functionality. The sunken patio garden creates a private, landscaped haven. A bespoke gym retreat outhouse adds versatility, serving as an inspiring space for wellness or even a chic home office. Completing the picture is a secure garage providing both convenience and practical storage.



### Entrance Hall

UPVC front door with opaque glazed panel leads to the entrance hall. Doorways to Lounge, Dining Kitchen and Bathroom. Staircase to the upper floor. Under stair cupboard. Coat hooks, radiator, pendant light, and wood effect flooring.

### Lounge

14'8" x 12'9" (4.48m x 3.91m)

Elegantly appointed Lounge with 4 pane feature windows which flood the room with natural light. Fireplace with electric fire - original fireplace remains and could be reinstated for use. Display alcove to one side. Decorative light fitting, quality carpet and radiator.



### Dining Kitchen

14'3" x 9'6" (4.36m x 2.91m)

Fitted with a range of cream base and wall mounted units. Induction hob and built-in oven. Spaces for fridge freezer, washing machine and microwave. Ample room for entertaining with dining table and chairs. Window and door to the rear. Vinyl flooring, radiator, heat detector, strip light and triple light fitting. Built-in cupboard.







### Bathroom

6'7" x 5'11" (2.02m x 1.82m)

Three-piece white suite comprising bath with mixer tap with shower head attachment. Electric shower fitted over the bath along with shower screen. Vanity unit with wash hand basin, wc and storage. Radiator, vinyl flooring and pendant light. Opaque window to the rear.

### Upper Floor

Carpeted staircase with a window at the half landing, again drawing in great natural light and providing an extra sense of space. The upper landing has a shelved storage cupboard and accesses the 3 bedrooms. Two pendant lights, quality carpet and radiator. Hatch to loft space which affords additional storage.

### Bedroom 1

14'4" x 9'4" (4.38m x 2.85m)

Generous double Bedroom extending the full width of the house. Front facing window, ceiling light, radiator and carpet.

### Bedroom 2

9'3" x 13'0" (2.83m x 3.98m)

Generous rear facing double bedroom Double fitted wardrobe. Ceiling light fitting, radiator and quality carpet. TV wall mount and tv will be removed.

### Bedroom 3

11'7" x 9'6" (3.55m x 2.92m)

Third double Bedroom, again rear facing. Double fitted wardrobe. Ceiling light fitting, radiator and quality carpet.



### Garden

Neat front Garden with parking options (subject to planning consent). Shared driveway with No 21 next door to the garage and work out retreat with patio area followed by the private landscaped rear garden with "sunken patio" which is perfect for the summer evenings.

### Garage

9'6" x 19'8" m (2.9 x 6 m)

Single garage with up and over door plus side door. Light and power.

### Work-Out Retreat

9'0" x 12'3" (2.75m x 3.74m)

Highly versatile addition to the property is this work out retreat or home office. Double doors to the front and window to the rear. Fully insulated. Fitted carpet and recessed spotlights.

### Fixtures and Fittings

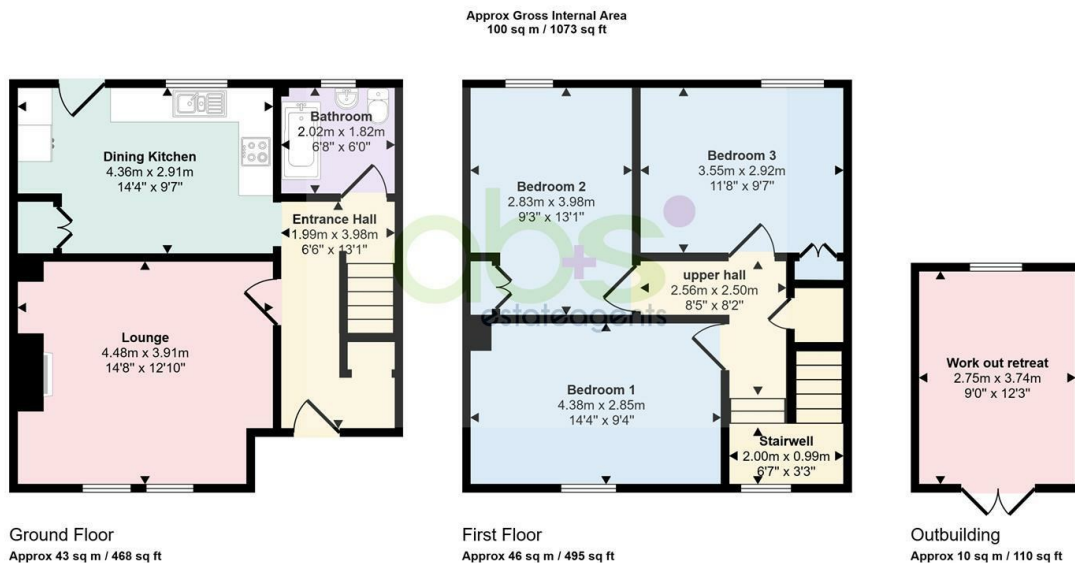
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.

### Home Report

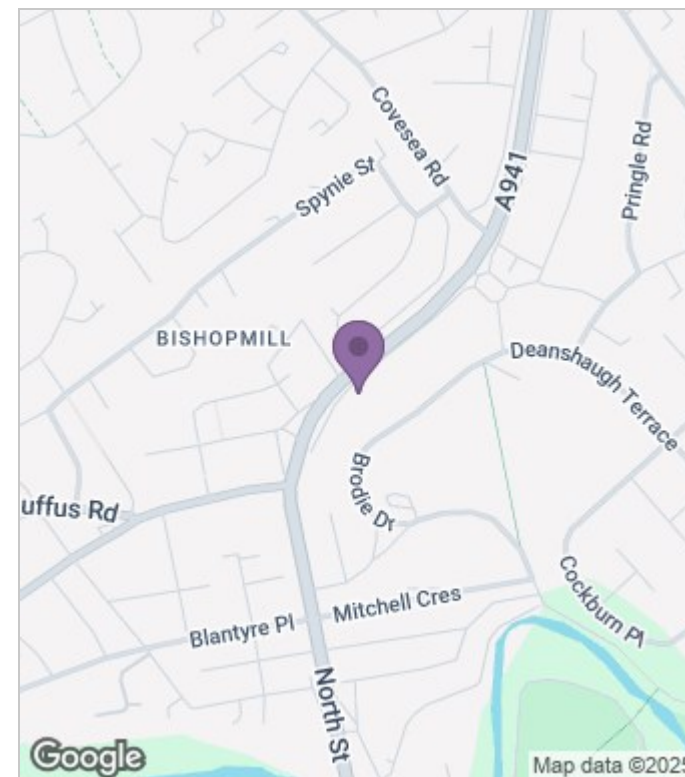
The Home Report Valuation as at November, 2025 is £185,000, Council Tax Band B and EPI rating is C.







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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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