



58 Hermes Road, Elgin, IV30 4LH

Offers Over £120,000



This delightful end-terrace house presents an excellent opportunity for those seeking a comfortable home with lots of potential. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space. Upon entering, you are welcomed into a spacious reception room, perfect for relaxation or entertaining guests. The layout of the house is practical, ensuring that every corner is utilised effectively.

One of the standout features of this property is that it is set in a large corner plot, providing ample outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. While the garden may require some tender loving care, it offers a blank canvas for you to create your own personal oasis.

Located in the ever-popular Bishopmill, this property is within easy reach of local amenities, schools, and parks, making it a desirable location for families and professionals alike.

In summary, this end terrace house on Hermes Road is a fantastic opportunity for anyone looking to invest in a property with potential. With a little effort, you can transform this house into a lovely home that reflects your personal style. Don't miss out on the chance to make this property your own.

#### Hallway

UPVC front door with decorative opaque glazed panel leads to the hallway. Window to the front. Doors to the Lounge and Kitchen. Understair storage area. Staircase to the upper floor. Electric storage heater, smoke detector, fitted carpet and pendant light.

#### Lounge/Dining Room

11'5"m x 18'2" (3.50m x 5.55m)

Well-proportioned Lounge/Dining Room with windows to the front and rear, fitted with blinds and curtains. Electric fire set in the fireplace. Electric storage heater, two pendant lights and fitted carpet. Door to:-





### **Kitchen**

7'8" x 9'4" (2.35m x 2.86m)  
Fitted with a basic range of base and wall-mounted units. Washing machine and cooker. Vinyl flooring and pendant light. Door and window to the rear garden.

### **Upper Floor**

Carpeted staircase to upper landing. Hatch to loft space, smoke detector and pendant light.

### **Bedroom 1**

15'3" x 8'9" (4.65m x 2.68m)  
Double bedroom with a window to the front, fitted with curtains. Built-in cupboard and wardrobes. Fitted carpet, electric wall heater, pendant light and smoke detector.

### **Bedroom 2**

11'10" x 9'2" (3.63m x 2.81m)  
Double bedroom with a window to the rear, fitted with curtains. Electric wall heater, fitted carpet and radiator.

### **Bathroom**

6'2" x 5'5" (1.89m x 1.67m)  
Three-piece cream suite comprising bath with shower fitted over, pedestal wash hand basin and WC. Window to the rear with roller blind. Fitted carpet, electric towel rail radiator and pendant light.

### **Outside**

The property is set in a large corner plot which, with some care, could look its best again. At present, it is laid in a mix of stone chippings and paving. Wooden shed. NB there is a right of access for the neighbouring property for bins etc.

### **Fixtures and Fittings**

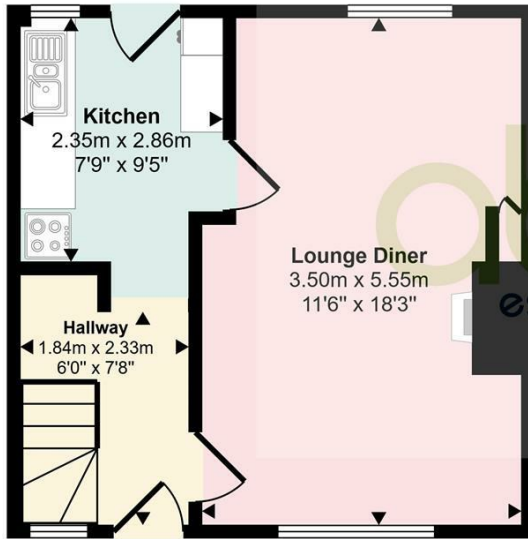
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the washing machine and the cooker.

### **Home Report**

The Home Report Valuation as at May 2026 is £120,000, Council Tax Band B and EPI rating is E.

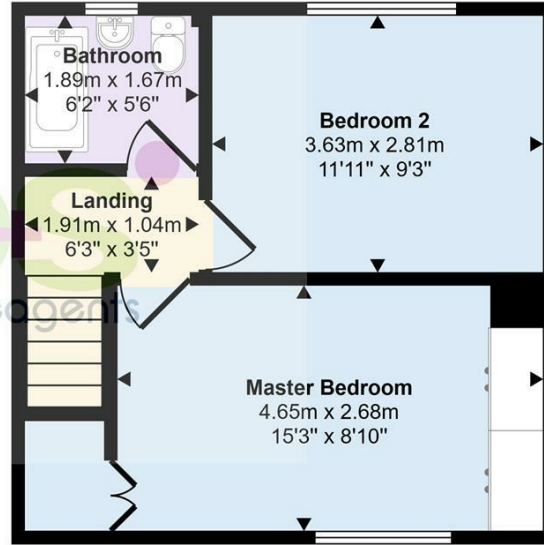


Approx Gross Internal Area  
63 sq m / 683 sq ft



Ground Floor

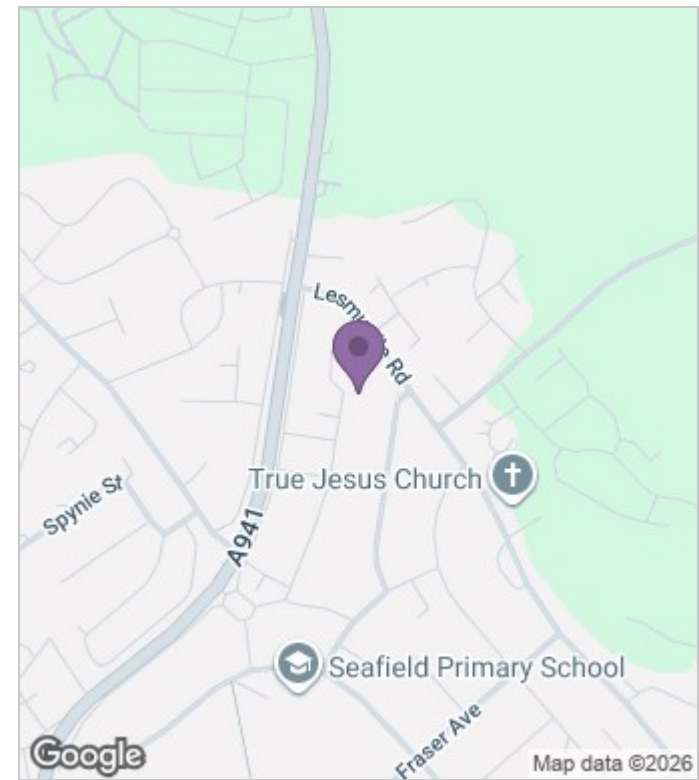
Approx 31 sq m / 338 sq ft



First Floor

Approx 32 sq m / 346 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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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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