



Eriboll, 24 Forteach Avenue, Elgin IV30 1TF

Offers Over £360,000





Within sought-after West End of Elgin, distinctive family home offers generous, flexible accommodation over two levels. With well-considered reverse-level layout, the property presents outstanding potential to upgrade and create an exceptional home.



Key Features

- Arguably one of the most sought-after residential streets in Elgin's prestigious West End
- Substantial detached family home with generous accommodation over two levels
- Thoughtfully arranged reverse-level layout maximising light, outlook and privacy
- Attractive frontage, set slightly below pavement level, offering a private and established feel
- Spacious double-room lounge with feature stone fireplace and balcony access
- Separate dining room with excellent potential to form an open-plan kitchen/dining space
- Ground-floor principal bedroom with en suite bathroom and adjoining walk in wardrobe
- Two further well-proportioned double bedrooms on the lower ground floor
- Large double garage with direct access, approached via a lane off Young Street
- Excellent opportunity for upgrading and modernisation to create a standout family home







Master Bedroom - ground level

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Enjoying a peaceful residential setting on arguably one of Elgin's most sought-after West End streets, this substantial detached family home offers well-proportioned accommodation and a thoughtfully arranged layout that makes the most of its elevated position. The property sits subtly below pavement level, creating an attractive and private feel to the frontage, while mature planting and greenery along the pavement contribute to an appealing and well-established streetscape.

The main entrance opens into a welcoming hallway with guest WC and useful storage. The primary living accommodation is arranged on the upper level, featuring an impressive and generously proportioned double-room lounge with feature stone fireplace and sliding doors opening onto a balcony, ideal for both everyday living and entertaining. A separate dining room lies adjacent to the fitted kitchen, with clear potential to create a spacious open-plan kitchen and dining area, subject to any necessary consents.

Also located on this level is the principal bedroom suite, comprising a large double bedroom, en suite bathroom and a separate dressing room, offering excellent scope to form a luxurious and well-appointed main suite.

The lower ground floor provides two further well-sized double bedrooms, served by a family bathroom, along with a linen store and airing cupboard, ensuring excellent storage and flexibility for family living or guests.

A spacious double garage is accessed from the lower ground floor and approached via a lane off Young Street, offering secure parking and additional storage. While the property would now benefit from a degree of cosmetic upgrading, it represents a rare opportunity to acquire a distinctive and generously proportioned home in a highly regarded location, with outstanding potential to create an exceptional modern family residence.



En Suite Bathroom - ground level

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Bedroom 2 - lower ground



Bathroom - lower ground



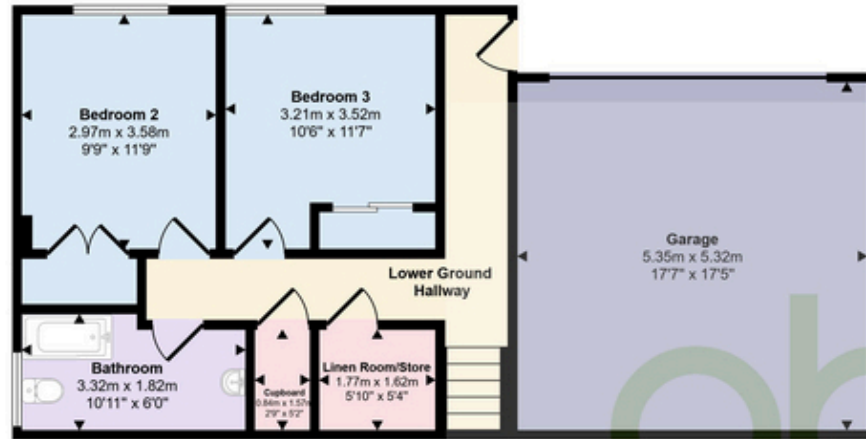
Guest WC - ground floor



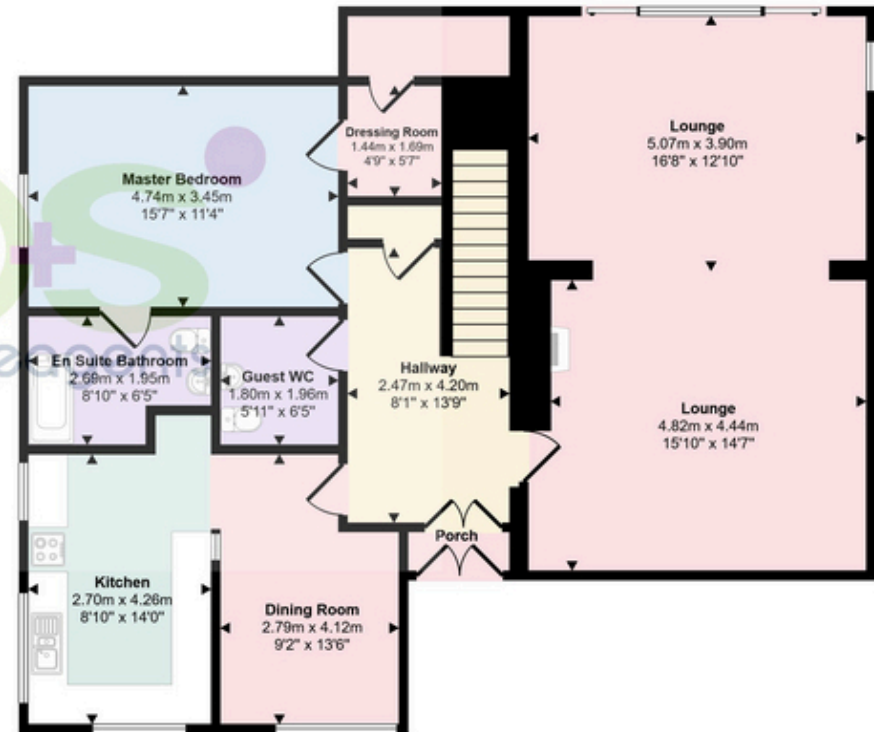
Bedroom 3 - lower ground



Approx Gross Internal Area
194 sq m / 2085 sq ft

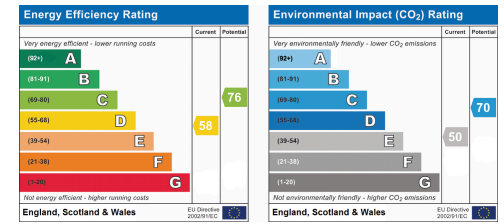


Lower Ground Floor
Approx 76 sq m / 823 sq ft



Ground Floor
Approx 117 sq m / 1262 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.



Home Report value as at April 2026 is £360,000.

Council Tax Band F and EPC rating is D



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

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