



17 Birnie Place, Elgin IV30 6EB

Offers Over £200,000

ABSM Estate Agents Ltd

www.abands.uk.com | 01343 564123





Situated in the ever-popular Birnie Place, this attractive two-bedroom semi-detached bungalow offers comfortable single-level living in a quiet and established residential setting.

The property welcomes you via an entrance vestibule into a generous central hallway, providing access to all accommodation. The bright and spacious lounge enjoys excellent proportions, making it ideal for relaxing or entertaining.

The kitchen is well laid out with ample workspace and storage, leading through to a useful rear lobby/utility area with direct access to the garden — perfect for day-to-day convenience.

There are two well-proportioned bedrooms, both offering versatility for sleeping accommodation, home working, or guest space. The property is completed by a modern shower room, thoughtfully designed for functionality.





Entrance Vestibule 1.16 x 2.16

A bright and practical entrance vestibule featuring durable tiled flooring, natural light through glazed panels, and a useful space for coats and shoes, creating a welcoming transition into the home.

Entrance Hall 4.83 max x 2.85 max

A spacious central hallway with a neutral finish and soft carpeting, providing a practical flow to the main living areas while offering a bright and adaptable space with potential for personalisation.

Lounge 4.63 x 5

Bright and generously proportioned lounge featuring a large front-facing window, a focal fireplace with surround, and ample space for both relaxing and entertaining.

Kitchen 2.69 x 3.64

With wonderful natural light, well-appointed kitchen featuring a range of modern fitted units, generous worktop space, and large windows allowing plenty of natural light, creating a practical and pleasant space for everyday use.

Rear Lobby/Utility Room 3.15 x 1.19

A useful rear lobby and utility area featuring space for laundry appliances, housing the boiler, and benefiting from a large window that provides natural light and access to the rear of the property.

Bedroom 1 3.04 x 4.09

A spacious double bedroom featuring dual-aspect windows that fill the room with natural light, complemented by a neutral finish and ample floor space for furnishings.

Bedroom 2 2.8 x 3.93

Well-proportioned double bedroom featuring a bright window, fitted wardrobes, and a neutral décor, offering a comfortable and versatile space.

Shower Room 1.95 x 1.76

Modern shower room fitted with a glass-enclosed shower cubicle, wash hand basin, and WC, complemented by natural light and practical storage.

Front Garden

A well-maintained front garden featuring decorative gravel, mature shrubs, and established planting, complemented by a pathway leading to the entrance.

Rear Garden

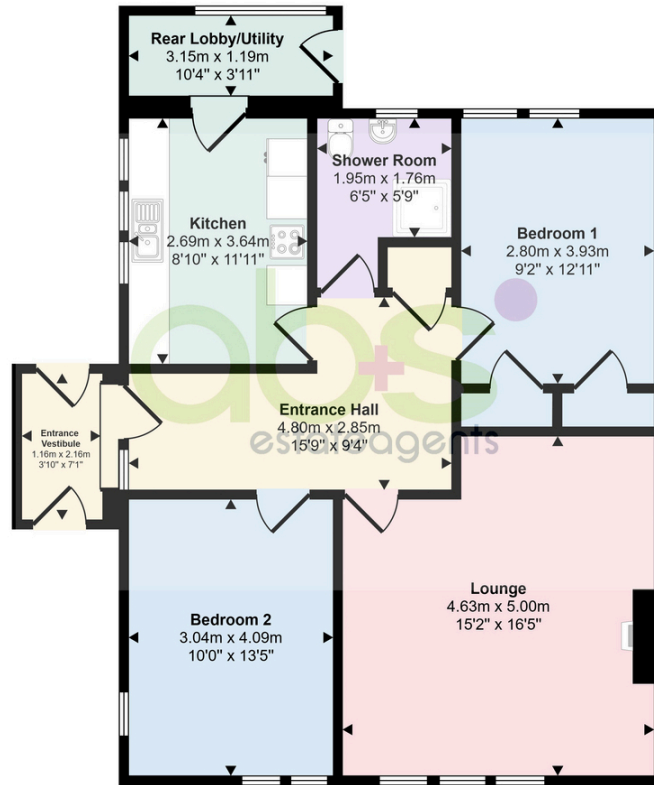
Ample room for parking and access to the timber garage and shed. Arched hedging and gate to the good sized and private rear garden featuring a well-kept lawn, mature hedging and greenhouse, providing an excellent outdoor space for gardening, relaxation, and entertaining.

Home Report

Home Report valuation as at 27th May, 2026 is £200,000 EPC rating D and Council Tax Band is C.

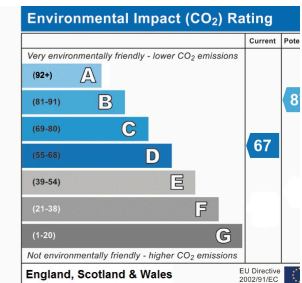
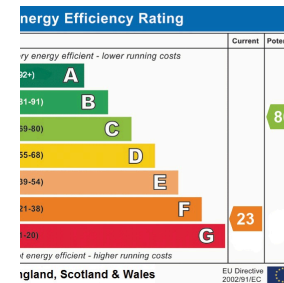
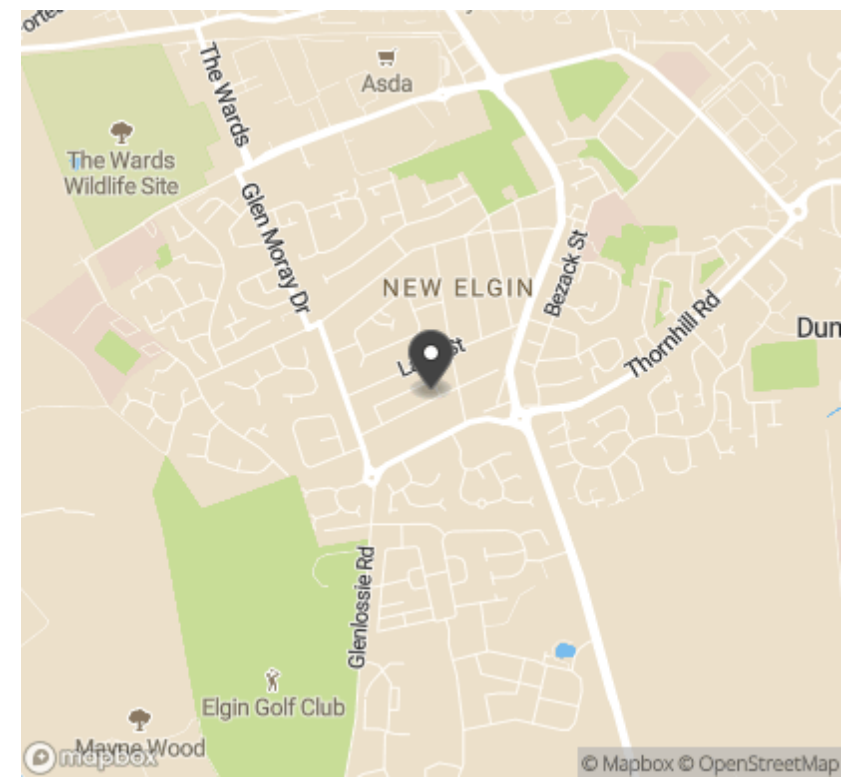


Approx Gross Internal Area
84 sq m / 908 sq ft



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.



ABSM Estate Agents Ltd

151 High Street, Elgin, IV30 1DX

www.abands.uk.com | 01343 564123