



Elgin IV30 5

Offers Over £285,000





Discover a charming detached house in Elgin, offering a garden room and more. This affordable property features four bedrooms, a lounge, and a kitchen/diner. Don't miss the opportunity to own this welcoming home.



Key Features

- Detached house
- Lounge
- Kitchen/Diner
- Garden Room
- Utility Room & Guest WC
- Master Bedroom with Ensuite Shower Room
- 3 further Bedrooms
- Bathroom
- Garage
- Driveway









Located in Kintrae Rise, Elgin, this detached house presents a practical living space built in 2015. The property includes four bedrooms, ensuite shower room, bathroom and guest WC, making it suitable for families or those seeking extra space. The lounge provides a comfortable area for relaxation, while the kitchen/diner is well-suited for everyday meals and gatherings.

A notable feature of this home is the garden room, which offers additional versatile space for various uses such as a home office or playroom. The garden itself presents opportunities for outdoor activities and gardening enthusiasts. With a garage included, there's convenient storage space or parking for your vehicle.

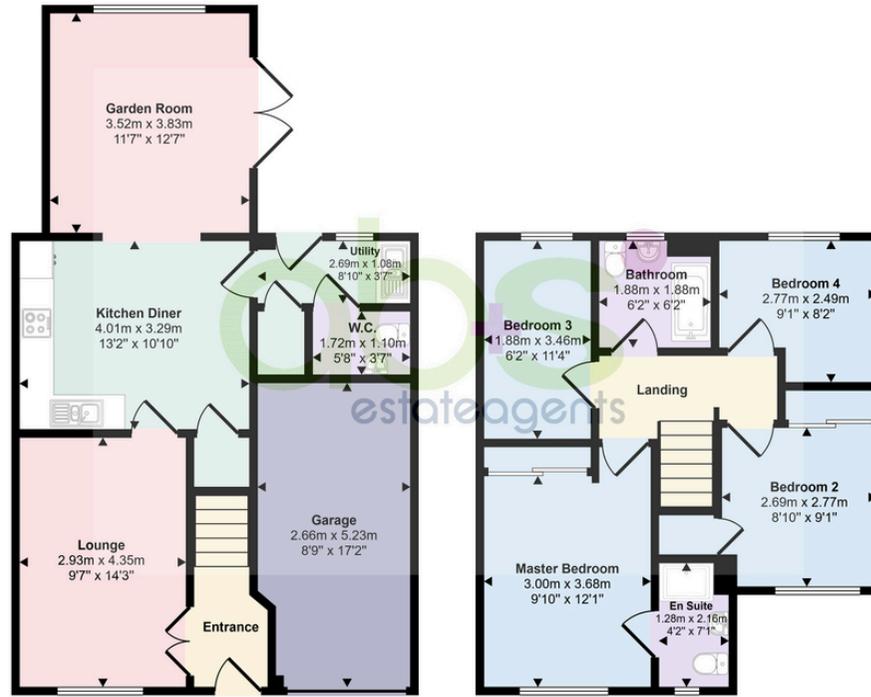
Elgin is known for its community amenities and local attractions. Schools such as Elgin Academy and Bishopmill Primary are within reach, contributing to the area's appeal for families. Take advantage of this opportunity to live in a welcoming neighbourhood. Enquire now to explore this property further.







Approx Gross Internal Area
117 sq m / 1258 sq ft



Ground Floor
Approx 67 sq m / 724 sq ft

First Floor
Approx 50 sq m / 534 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	80	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Freehold
Council Tax Band:
Council Authority: