



Aontri, 13 Spynie Place, Elgin IV30 4JT
Offers Over £175,000

Key Features

- Mid-terraced house
- Newly fitted front and back doors
- Lounge/Dining Room
- Well-presented Kitchen
- 3 Bedrooms
- Shower Room
- Single Garage
- Gardens
- Shed
- Solar panels



Fabulous mid-terraced house in Spynie Place, Elgin, offering an ideal setting for comfortable living. With 3 bedrooms, a kitchen, and a lounge/dining room, this property provides versatility and space. Take advantage of the single garage and garden space.

Located in the heart of Elgin, this mid-terraced house at Spynie Place offers a practical layout with a lounge/dining room that invites relaxation and gatherings. The property includes three bedrooms, making it suitable for families or those needing extra space for work or hobbies. The solar panels and the newly fitted front and back doors add to the home's appeal.

The property benefits from a shower room and has been well-maintained, ensuring a comfortable living environment. There is a single garage on a neighbouring street, providing secure parking or additional storage. The garden and shed offer outdoor space for leisure activities or gardening.

Elgin is known for its local amenities and community feel, with Elgin Academy and Bishopmill Primary schools and transport links enhancing the area's appeal. The views from the front of the property over rooftops to the hills add a scenic touch to this home. Act now to secure this property in a sought-after location.





Entrance Hall

Newly fitted double glazed door with decorative glazed panel and large opaque window adjacent bringing a great deal of natural light. Staircase with contemporary glazed panel banister to upper floor. Understair cupboard. Hardwood glazed doors to both the lounge and the kitchen.

Lounge/Dining Room 2.93m x 6.90m

Double aspect room with ample space for lounge and dining furniture.

Kitchen 2.38m x 3.30m

Fitted with a full range of fitted units in a light wood laminate, complimented by work surfaces and splashback tiling with under unit lighting. Integral oven, hob and fridge. Plumbing for washing machine. Stainless steel sink with mixer tap and drainer. Newly fitted double glazed door with opaque window adjacent, to the back garden.

Landing

Upper landing with doors to the all bedrooms and shower room. Hatch to loft.

Shower Room 2.00m x 1.69m

Fully tiled shower room with corner shower cubicle fitted with wet wall panelling and mains shower along with a grab handle. Vanity unit with storage and incorporating wash hand basin and WC. Opaque window with blind. Wall mirror.

Bedroom 2 2.94m x 2.58m

Double bedroom with rear facing window benefitting from a lovely open outlook over the back garden and Elgin beyond. Two built-in cupboards.

Bedroom 1 2.98m x 3.51m

Double Bedroom with front facing double window enjoying an open outlook. Built-in wardrobe with shelf and hanging rail.

Bedroom 3 2.04m x 2.17m

Box room bedroom with 2 high-level windows with blind fitted.

Garden

The front garden is fully enclosed by stone walls and laid in low maintenance gravel chips with shrubs and a pathway to the front door.

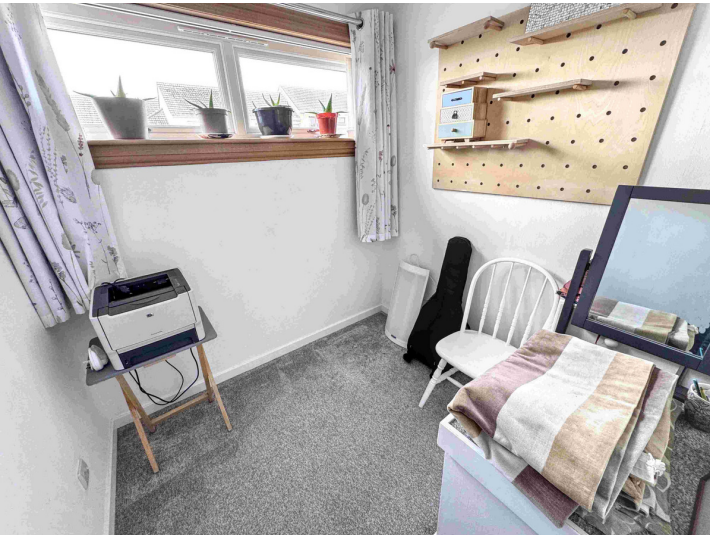
The rear garden is fully enclosed by timber fencing and is laid to lawn and has a pond, shrubs and a wooden garden shed. Gate at rear accessing the lane for the recycling bins.

Garage

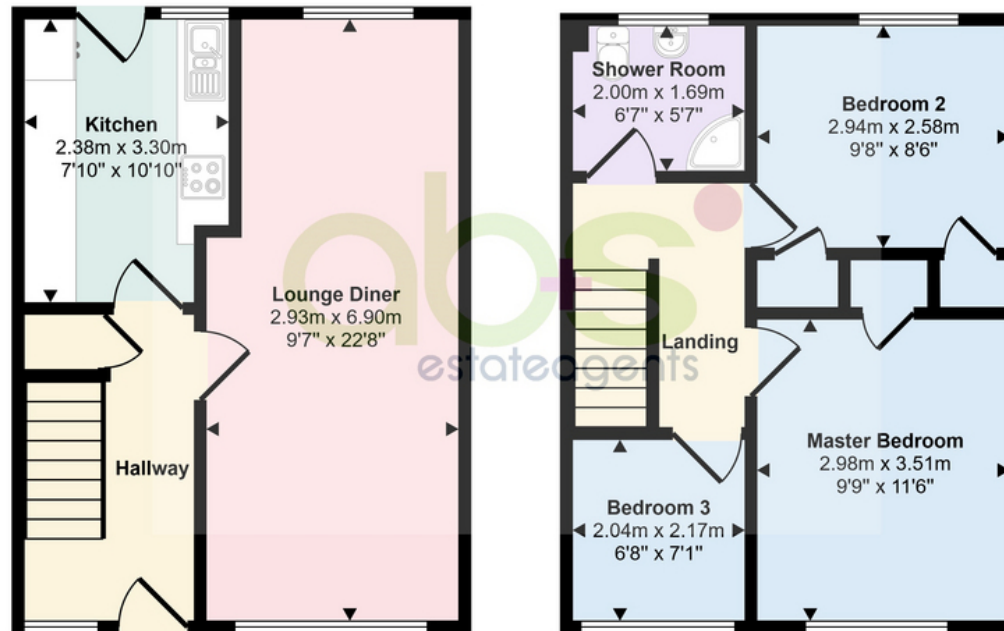
Single garage (situated behind the houses opposite). There are a row of garages there and the one pertaining No 13 is the last but one in the row.

Home Report

Home report valuation as of August 2026 is £175,000, the EPC rating is C and the council tax band is B.



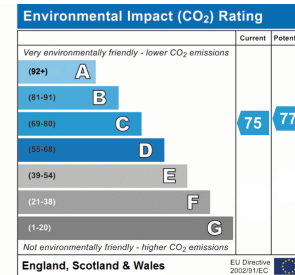
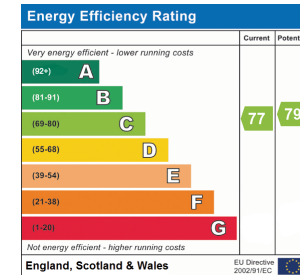
Approx Gross Internal Area
71 sq m / 764 sq ft



Ground Floor
Approx 35 sq m / 379 sq ft

First Floor
Approx 36 sq m / 384 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.



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