



**105 South Street, Elgin, IV30 1JW**

**Price Guide £90,000**

 2  1  1  F



Set within a central Elgin location, this spacious two-bedroom maisonette provides versatile accommodation across two levels and excellent convenience for local amenities, transport links and the town centre. Although the property would benefit from modernisation, it offers great potential for first-time buyers, downsizers or investors seeking a home they can personalise. With a generous lounge, bright kitchen and two comfortable bedrooms, it represents an attractive and affordable opportunity in a sought-after area

#### Shared Entrance

Shared Entrance and stairwell to the landing for 105.

#### Shared Landing

Shared landing with flat 107 both of which have a secure storage cupboard

#### Entrance Hall

Hallway with staircase to the upper floor and doors off to the Lounge, Kitchen and Bathroom. Cupboard housing the electric ducted warm air system. Ceiling light, meter cupboard and carpet.

#### Lounge

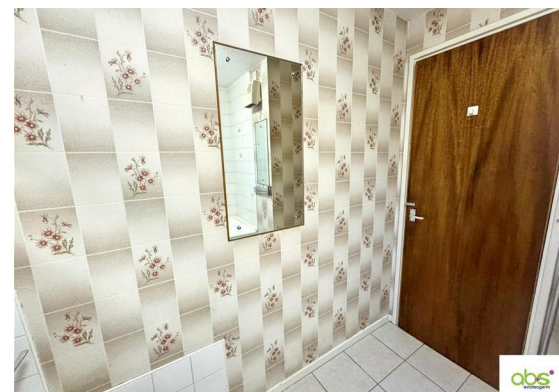
11'7" max x 16'5" max (3.55 max x 5.01 max)  
Generous Lounge with double and single overlooking South Street. Two ceiling light fittings, two warm air vents and underlay.

#### Dining Kitchen

9'10" x 9'6" (3.02 x 2.91)

Good sized Kitchen with good range of floor units in a wood laminate, contrasting work surfaces with sink, mixer tap and drainer, plus splashback tiling. Double window overlooking the flat entrance and town centre. Three full length cupboards. Ample space for appliances as we as table and chairs for dining. Fluorescent ceiling light fitting and tiled floor.





### Bathroom

5'2" x 6'5" (1.59 x 1.97)

Partially tiled bathroom with white suite comprising bath, wc and sink. Electric shower fitted over bath. Wall mounted Dimplex heater. Opaque window. Ceiling light fitting and tiled floor.

### Upper Landing

Carpeted staircase with window on the half landing leads to the upper landing hallway. Airing cupboard with hot water tank. Store cupboard with fitted shelving and light fitting. Hatch with pull down ladder to spacious loft. Ceiling light and carpet.

### Bedroom 1

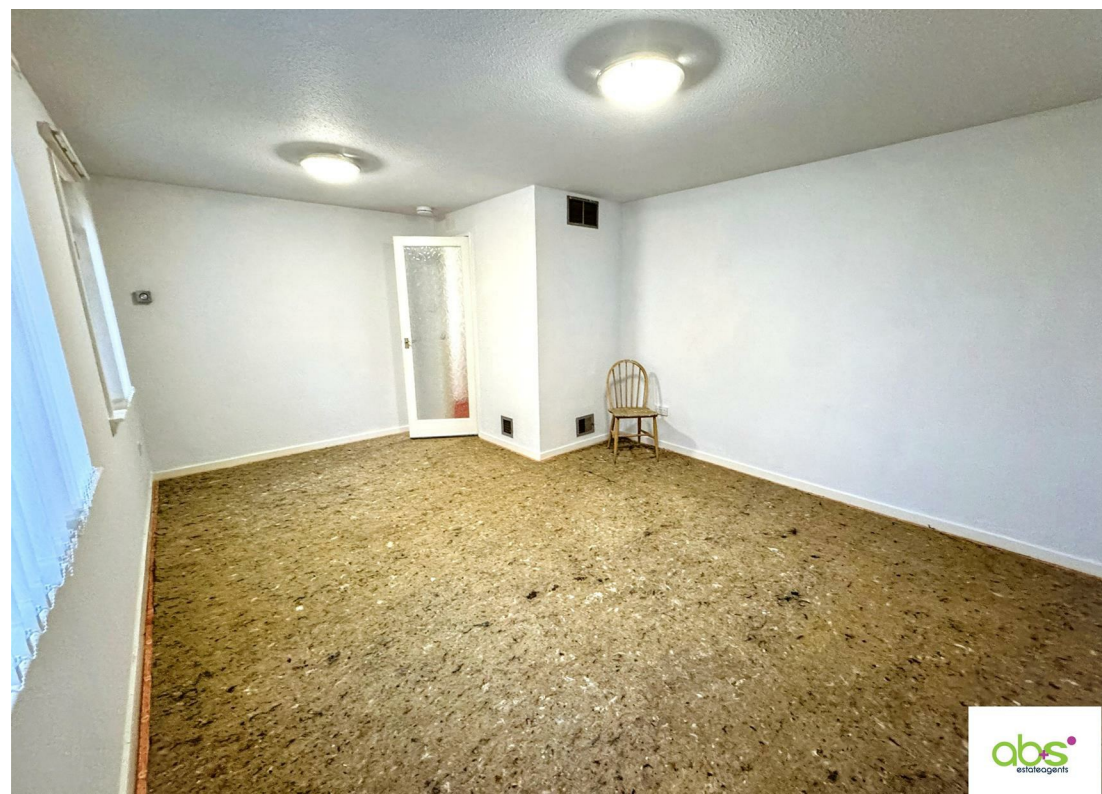
8'10" x 10'1" (2.7 x 3.08)

Double bedroom with 2 fitted wardrobes and North facing window. Ceiling light fitting and carpet.

### Bedroom 2

9'2" x 9'8" (2.8 x 2.95)

Second double bedroom with fitted wardrobe fronted by sliding mirrored doors. South facing window. Ceiling light and carpet.



### Outside

Shared garden grounds and shared use of external rotary clothes dryers

### Fixtures and Fittings

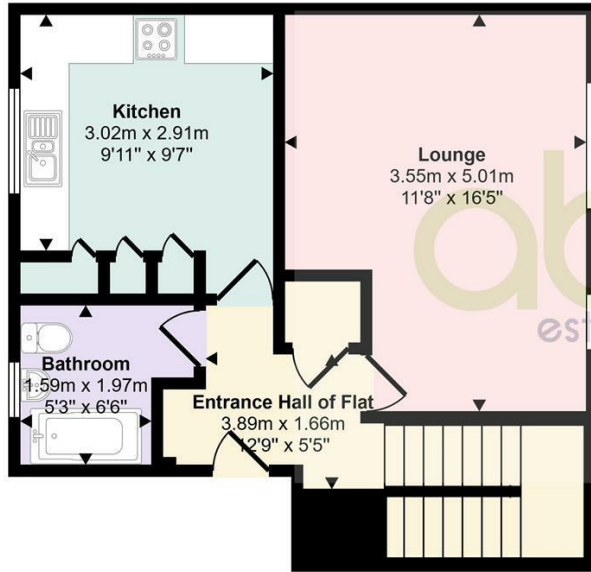
The property is being sold as seen with appliances in situ and without guarantees.

### Home Report

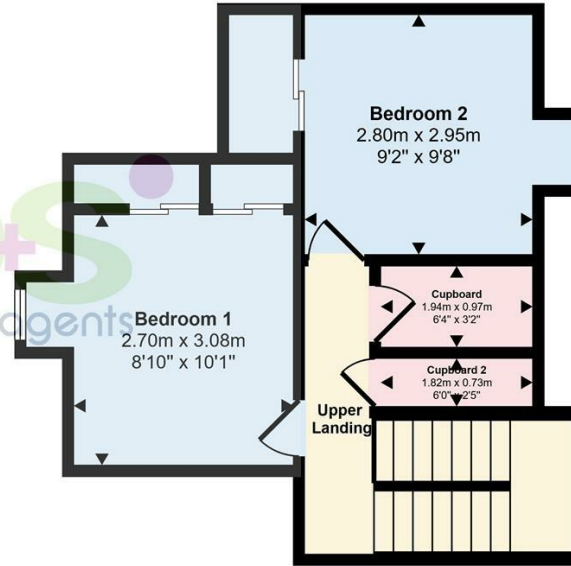
The Home Report Valuation as at January, 2026 is £90,000, Council Tax Band B and EPI rating is F



Approx Gross Internal Area  
75 sq m / 811 sq ft

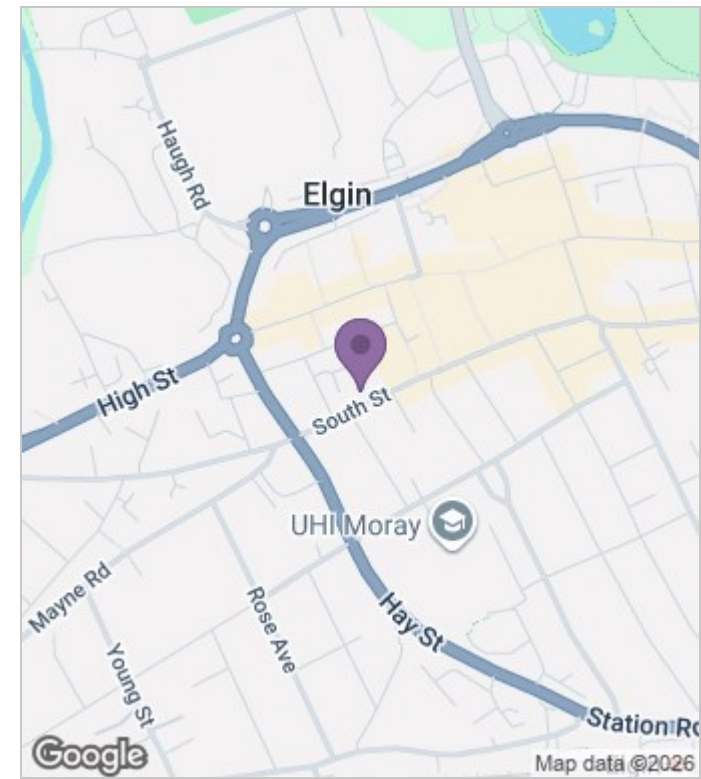


Ground Floor  
Approx 42 sq m / 456 sq ft



First Floor  
Approx 33 sq m / 355 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>		<b>57</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</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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