



High Street, Elgin, IV30 1EQ
Offers Over £100,000

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*****CLOSING DATE TUESDAY 14TH APRIL AT NOON*****

Situated in a prime central position on Elgin's High Street, this three-bedroom Category C listed property presents an excellent opportunity for buyers seeking a renovation project with character and potential.

While the property would benefit from a programme of upgrading and modernisation, it provides a superb blank canvas for those looking to create a bespoke home or investment in a sought-after location.

The property enjoys immediate access to a wide range of local amenities, all within easy walking distance, including shops, cafes, and transport links. Elgin itself is a vibrant and well-connected town, making it an attractive setting for both owner-occupiers and investors .

This is a rare opportunity to acquire a centrally located listed property with significant scope to add value.

Council tax band B
EPC E

Entrance Hallway

Entrance hallway with doors leading off to the bathroom and two ground floor bedrooms.
A carpeted staircase leads up to the first floor.
Electric storage heater.
Cupboard housing hot water cylinder.
Vinyl flooring.

Bathroom 7'10" x 5'2" (2.4 x 1.6)

Three piece bathroom comprising bath with shower over, wash hand basin and toilet.
Window to the side aspect.
Electric fan heater.
Vinyl flooring.
Ceiling light fitting.

Bedroom 1 11'9" x 7'6" (3.6 x 2.3)

Bedroom with window to the side aspect.
Built in wardrobe.
Fitted carpet.
Electric radiator.
Ceiling light fitting.

Bedroom 2 9'6" x 13'5" (2.9 x 4.1)

Double bedroom with windows to both the side and rear aspect.
Built in wardrobe.
Ceiling light fitting.
Electric radiator.

Stairs

Carpeted staircase leads up to the lounge area.

Lounge 13'9" x 16'4" (4.2 x 5)

Spacious lounge with windows to the front, side and rear aspects.
Electric storage heater.
Ceiling light fitting.
Laminate flooring

Bedroom 3 10'5" x 9'10" (3.2 x 3)

Accessed off the lounge is a double bedroom with window to the side aspect.
Laminate flooring.
Electric radiator.
Ceiling light fitting.



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Kitchen 13'9" x 9'2" (4.2 x 2.8)

Good sized kitchen with a range of fitted units.

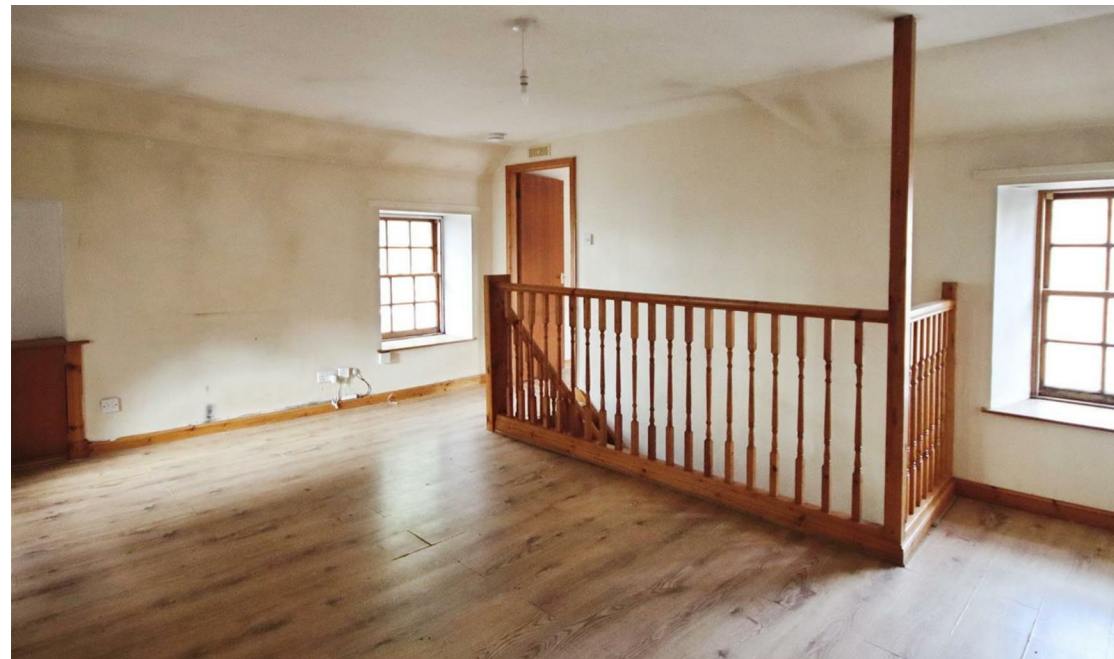
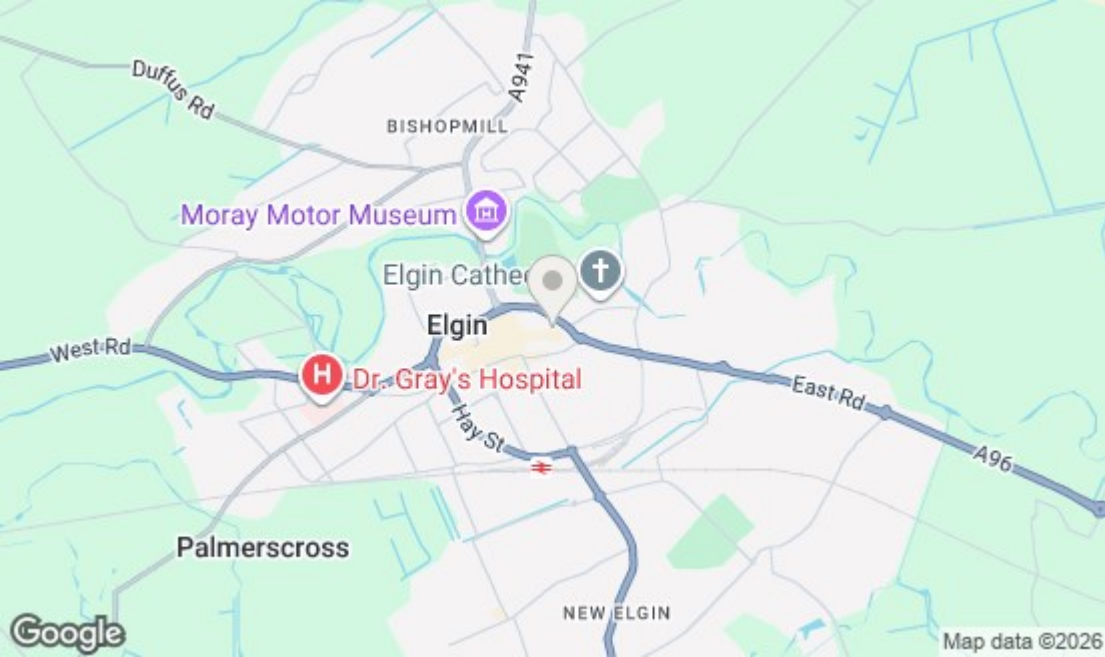
Vinyl flooring.

Windows to the front and rear.

Exterior

The large garden is laid to lawn with space for off-street parking once renovated.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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