



5b Lossie Wynd, Elgin IV30 1PU

Offers Over £75,000



Key Features

- Freshly decorated throughout
- Newly fitted shower room
- New windows and doors
- Walk-in condition
- Open plan Lounge/Dining Kitchen
- Double Bedroom
- Shower Room
- Town centre location



Freshly decorated flat on Lossie Wynd, Elgin. With new windows and doors, and a modern shower room, this property is ready to move into. The open plan lounge/dining kitchen provides a comfortable space for living and entertaining.

This one-bedroom flat is located in the heart of Elgin, offering convenience and accessibility. The freshly decorated interiors and newly fitted shower room enhance the appeal, making it an attractive option for those seeking a walk-in ready home. The open plan lounge/dining kitchen area is designed for modern living, allowing for both relaxation and entertaining.

The property features a double bedroom and a well-appointed shower room, making it suitable for individuals or couples looking for a manageable space. The flat is deceptively quiet and has views across rooftops at the rear, towards Cooper Park. Its central location in Elgin means you're just steps away from various amenities and services that the town centre has to offer. Whether it's shopping or dining, everything you need is within easy reach.

Elgin is known for its historical significance and vibrant community atmosphere. Living here means you'll be close to cultural landmarks and scenic spots that make this area unique. With the property in walk-in condition, there's no need to worry about renovations or updates.

Don't miss out on this opportunity to own a centrally located flat in Elgin. Contact us today to find out more about this property on Lossie Wynd





Communal Entrance

Communal door from the pavement leading into an inner hallway. Stairs leading to the top floor. External store cupboard accessed from the stairwell.

Hallway 1.06m x 1.79m

Door from Communal Hallway to the flat. Hatch to loft space. Storage cupboard.

Lounge 4.73m x 3.81m at widest points

Generously sized lounge with full height windows with storage below, overlooking the property to the front. Opening to:-

Kitchen/Diner 2.99m x 3.56m

Spacious dining kitchen fitted with a range of beech fronted base and wall mounted units. Stainless steel sink and drainer beneath window to the rear. Lamona hob and oven with chrome extractor hood above. Spaces for fridge freezer and washing machine. Cupboard housing boiler. Space for dining table and chairs.

Bedroom 2.79m x 3.03m

Double bedroom with window to the front fitted with shelved storage below. Built-in wardrobe with sliding doors.

Shower Room 2.99m x 1.74m

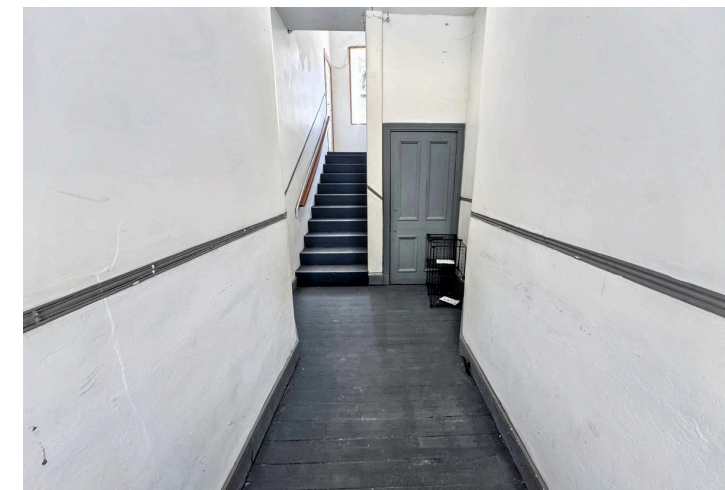
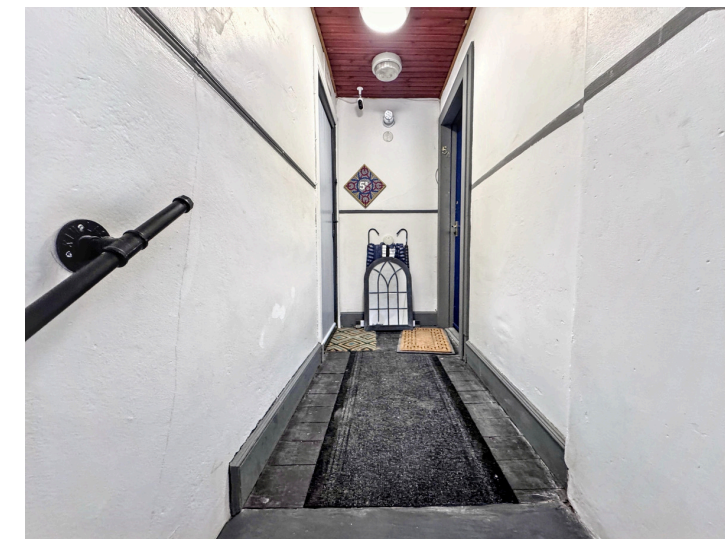
Newly fitted shower room with shower cubicle with mains shower, wash hand basin set in vanity unit and WC. Panelling to ceiling and to dado height on the walls.

Home Report

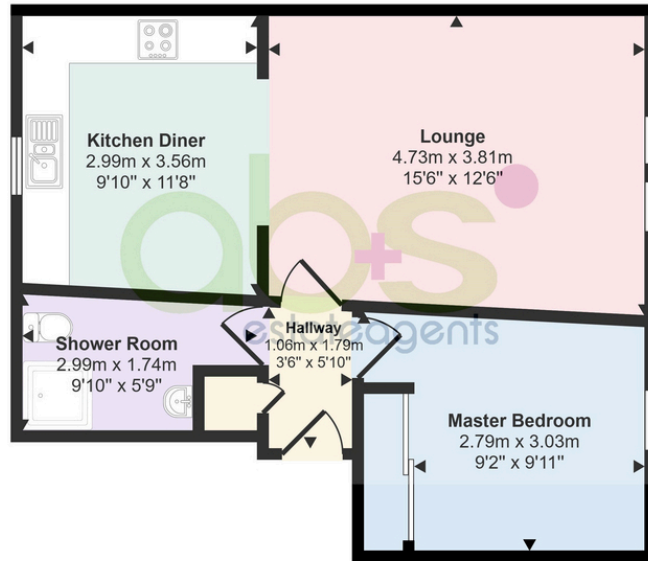
Home report valuation as of May 2026 is £75,000, the EPC rating is C and the council tax band is A.

Fixtures and Fittings

All floor coverings, light fittings, blinds and integrated oven and hob are included in the sale.

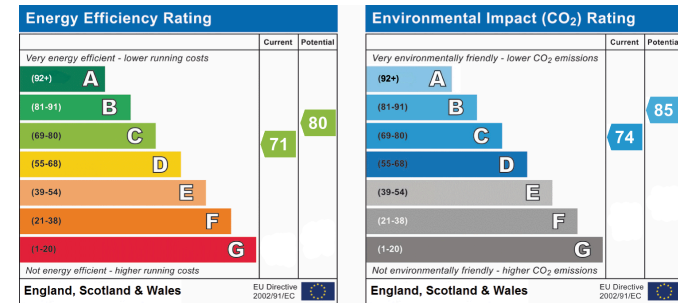


Approx Gross Internal Area
47 sq m / 506 sq ft



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.



Tenure Type: Freehold
Council Tax Band: A
Council Authority: