



25 North College Street
Elgin, Morayshire
IV30 1ET



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Please contact us for
more information:

0131 555 7055
property@watermans.co.uk





Summary

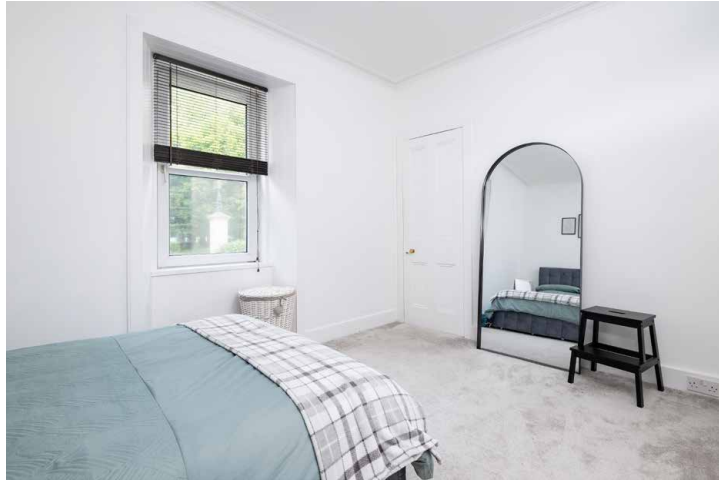
Situated in the heart of Elgin, this charming two-bedroom terraced cottage offers a wonderful blend of character, comfort, and convenience, making it an ideal home for professionals, couples, first-time buyers, and small families alike. A selection of shops, cafés, restaurants, schools, leisure facilities, and transport links are all within easy reach, ensuring everything you need is close by. Inside, the bright and welcoming interiors include a cosy living room with a fireplace, a well-appointed breakfasting kitchen, two double bedrooms, and two modern bathrooms. Outside, the enclosed garden provides a lovely private haven, complete with a lawn, a raised deck for relaxing or entertaining, and a useful garden shed.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Terraced cottage in Elgin
- Well-presented modern interiors throughout
- Entrance hall with under-stairs storage
- Comfortable living room with an attractive fireplace
- Well-appointed breakfasting kitchen with fitted units
- Landing with storage
- Spacious main bedroom with built-in storage
- Second double bedroom on the ground floor
- Contemporary family bathroom with a shower-over-bath
- Convenient ground-floor shower room
- Enclosed rear garden with a lawn and raised deck with seating
- On-street parking
- Gas central heating and double glazing







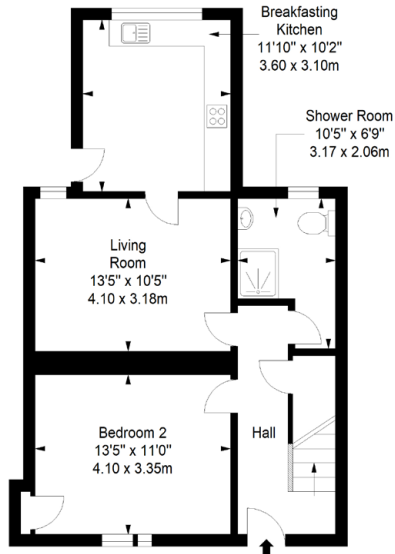


Floorplan

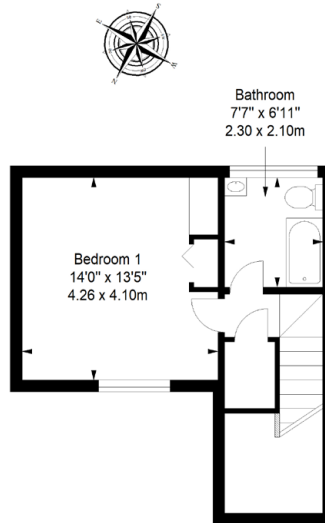


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Ground Floor
Approx. 56.3 sq. metres (606.0 sq. feet)



First Floor
Approx. 28.4 sq. metres (305.7 sq. feet)



Total area: approx. 84.7 sq. metres (911.7 sq. feet)

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU

0131 555 7055

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Glasgow

193 Bath Street, Glasgow, G2 4HU

0141 483 8325

westcoast@watermans.co.uk

espc

rightmove



EPC Rating - C | Council tax band - C | Home report Value - £175,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.