



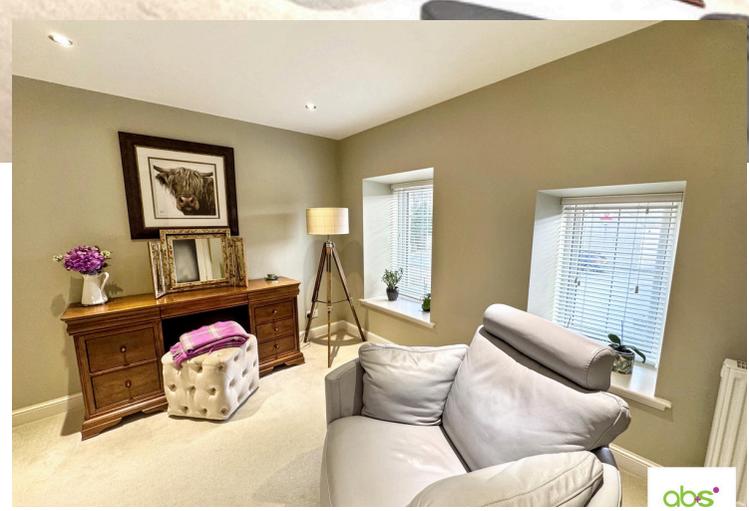
Flat 4 2 North Street, Elgin IV30 6BS

**Offers Over £175,000**





*This stunning bespoke-designed apartment offers its own private entrance, exceptional living space along with a functional three-area attic. A rare blend of luxury, character, and contemporary elegance.*



# Key Features

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- First Class bespoke renovated Apartment
- Stunning accommodation
- Elegantly appointed Lounge with 3 windows including Bay window and gas fire
- Top Quality Kitchen with feature window
- Superb Master Bedroom with His & Her wardrobes and triple glazed windows
- En Suite Bathroom with free standing bath and under floor heating
- Second Bedroom with adjacent Shower Room
- Convenient situation in New Elgin, close to the Retail Park and railway station







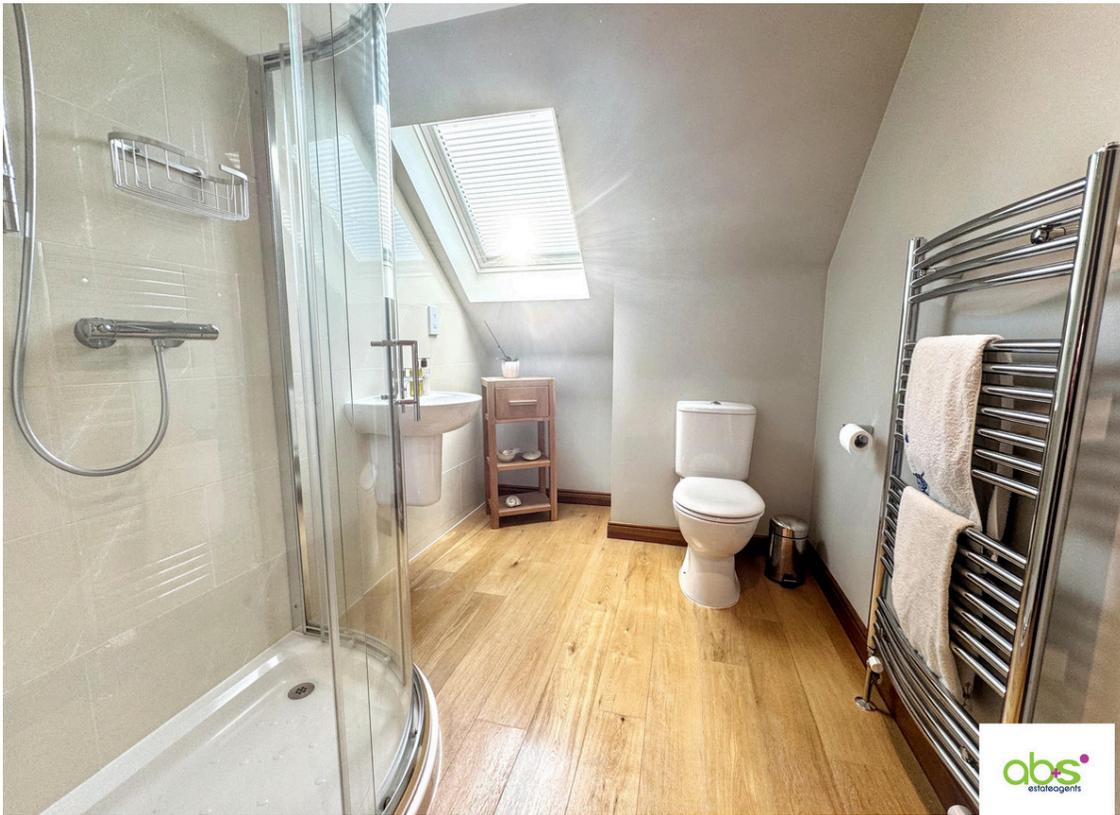
This exceptional bespoke apartment presents a rare opportunity to acquire a beautifully crafted home with its own private ground-floor entrance, leading to an elegant first floor designed with both style and comfort in mind. The spacious lounge is flooded with natural light, enhanced by rich flooring and a feature fireplace that creates a warm and inviting atmosphere. The magnificent master bedroom impresses with dual his-and-hers wardrobes, triple-glazed windows, and a luxurious en suite bathroom complete with a stunning freestanding bath. The sleek, high-quality kitchen is thoughtfully planned with integrated appliances, generous work surfaces, and a striking feature window, flowing effortlessly into a bright dining area with bay window seating and an additional fireplace. A well-proportioned second bedroom and an attractive modern shower room add to the practicality of the layout. Completing this superb home is a fully lined and decorated three-area attic, offering a dedicated office, a utility zone, and extensive storage—providing exceptional versatility for modern living.



The current owners have carried out a full and comprehensive renovation to the property including high-performance insulation to the external walls, internal walls and ceilings. Of further note, the master bedroom windows are triple glazed and include ‘Stadip Silence Glass’ for noise reduction and the en suite has under floor heating. The flooring in the Lounge is beautiful Black American Walnut. In addition, there is a small but perfectly formed bespoke bar that has been installed within the Dormer window in the Lounge.

Home Report valuation as at February 2026 is £175,000, Council Tax Band B and EPI rating is D (which does not take account of the high performance insulation that has been installed).





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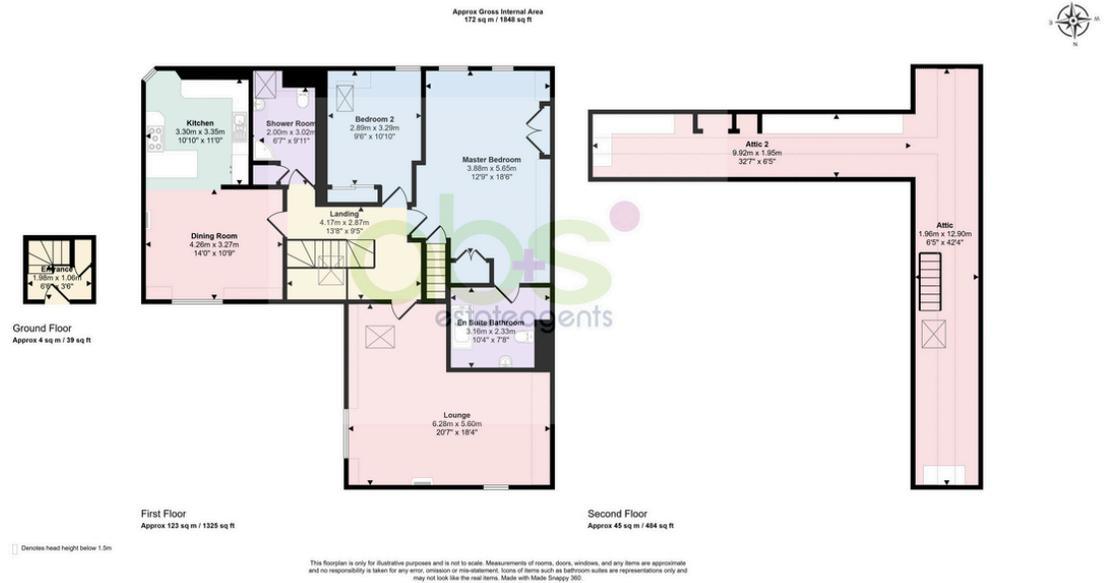
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

