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## Unit 3 Easter Kintrae Steading, Elgin IV30 5PX

**REDUCED: £5000 BELOW VALUATION**



This three bedroom mid-terraced converted steading enjoys a semi-rural location on the outskirts of Elgin and would make an ideal family home.

CONVERTED STEADING  
THREE DOUBLE BEDROOMS  
TWO BATHROOMS  
COMMUNAL GARDEN GROUNDS  
STUNNING SOUTH-FACING  
VIEWS  
OFF-STREET PARKING  
LPG HEATING  
DOUBLE AND TRIPLE GLAZING  
COUNCIL TAX BAND D  
EPC RATING D  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED

Fixed Price  
£235,000

E1190

This deceptively spacious three bedroom mid-terraced property was the showhome for the converted steading and enjoys a semi-rural location on the outskirts of Elgin, just a short distance from Elgin town centre and local amenities, with stunning south-facing views.

The property boasts hardwood floors, high quality carpets and fittings and plenty of storage. Featuring light and semi-open plan living, the accommodation has been newly decorated throughout and is in walk-in condition, comprising: Entrance vestibule, utility room, living room featuring two sets of French doors, dining area and kitchen with integrated appliances, a downstairs bedroom and a shower room. Stairs from the living room lead to a landing, two good sized double bedrooms and a family bathroom. The property benefits from LPG central heating (a new boiler was installed in 2025) and a mix of triple and double glazing. Drainage is via a private septic tank. Full Fibre Broadband is available (>1GBps).

Set in well tended communal garden grounds, there is allocated parking. Factoring fees of around £113 per month are payable, which cover maintenance of the garden grounds, building and public liability insurance, management fees and an annual roof inspection.

We highly recommend viewing this rare opportunity to purchase in this popular development.









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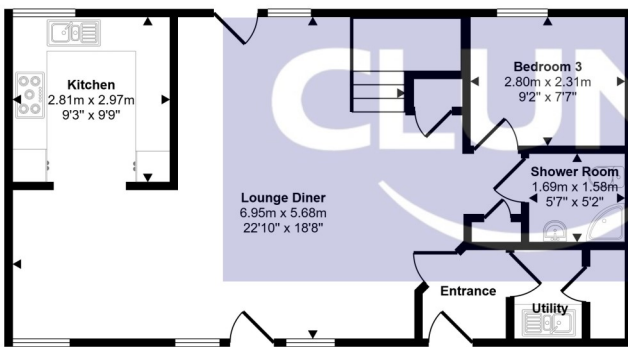


If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505

- Lounge/Diner 6.95m x 5.68m
- Kitchen 2.81m x 2.97m
- Bedroom 3 2.80m x 2.31m
- Shower Room 1.69m x 1.58m
- Bedroom 1 5.18m x 4.07m
- Bedroom 2 2.72m x 4.20m
- Bathroom 2.82m x 1.89m

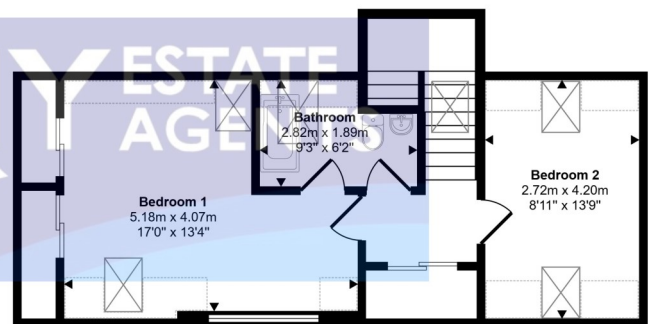


Approx Gross Internal Area  
111 sq m / 1191 sq ft



Ground Floor  
Approx 63 sq m / 673 sq ft

☐ Denotes head height below 1.5m



First Floor  
Approx 48 sq m / 518 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.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

