



136 Spynie Street, Elgin IV30 4LX

Offers Over £230,000



Key Features

- Freshly decorated and new flooring throughout
- New kitchen, shower room and guest WC fitted by the current owner
- Nest thermostat
- Semi-detached house
- Lounge/Dining Room
- Breakfasting Kitchen
- 3 Bedrooms
- Gardens to the front, side and rear
- Garage and driveway
- Short walk to Bishopmill Primary School and Elgin Academy

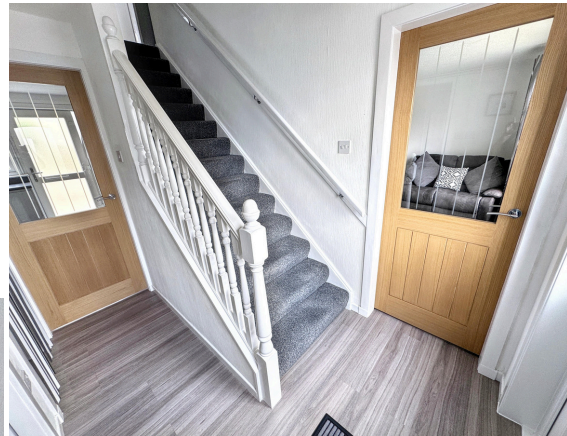


Discover this freshly decorated semi-detached house featuring modern updates and a desirable location. This 3-bed property offers new flooring, kitchen, bathroom and Guest WC. With gardens, a garage, and proximity to schools, this home is ready for you.

Located on Spynie Street in Elgin, this semi-detached house offers a practical layout with three bedrooms and a shower room. Recently updated by the current owner, the property is freshly decorated throughout and features new windows and doors, flooring and a newly fitted kitchen, shower room, and guest WC. The addition of a Nest thermostat enhances energy efficiency and modern living convenience.

The home includes a lounge/dining room and a breakfasting kitchen, providing ample space for family activities and entertaining. Outside, you'll find gardens to the front, side, and rear of the property, offering outdoor space for relaxation or gardening. The property also benefits from a garage and driveway for secure parking.

This home is ideally located just a short walk from Bishopmill Primary School and Elgin Academy, making it convenient for families with school-aged children. Don't miss the opportunity to explore this updated home in a sought-after location; contact us today to learn more.





Entrance Hall

UPVC front door and side panel. Doors to Lounge/Dining Room, Breakfasting Kitchen, Guest WC and Utility Cupboard. Staircase to upper floor.

Lounge/Diner 3.49m x 6.05m

Spacious room with ample space for lounge and dining furniture. Window to the front and french doors to the rear garden. Opening to:-

Breakfasting Kitchen 3.48m x 3.25m

Fitted with a range of white high gloss base and wall mounted units with grey work surfaces. Panelling to ceiling. Sink and drainer with mixer tap beneath window to the rear

Built-in gas hob with electric oven and chrome extractor hood. Space for fridge/freezer. Breakfasting bar for casual dining.

Utility Cupboard 1.50m x 0.93m

Space for washing machine with shelf above for tumble dryer. Panelling to ceiling. Cupboard housing electricity meter and new fuse box.

Guest WC 1.58m x 1.66m

WC and wash hand basin set in vanity unit. Panelling to ceiling. Opaque window to the front.

Landing

Doors to all bedrooms and Shower Room. Built-in cupboard. Hatch to loft space.

Master Bedroom 3.47m x 3.08m

Double Bedroom with built-in wardrobe. Cupboard with shelving. Window to the front.

Bedroom 3 3.54m x 2.28m at widest points

Single Bedroom with window to the rear. Built-in cupboard.

Shower Room 2.49m x 1.86m

Well-appointed Shower Room fitted with a shower cubicle with glass panels, high-end extractor fan, mains shower and wet wall, WC, and wash hand basin. Panelling to

ceiling. Tiling on most walls.

Bedroom 2 2.49m x 4.13m

Double Bedroom with window to the front. Built-in cupboard.

Garden

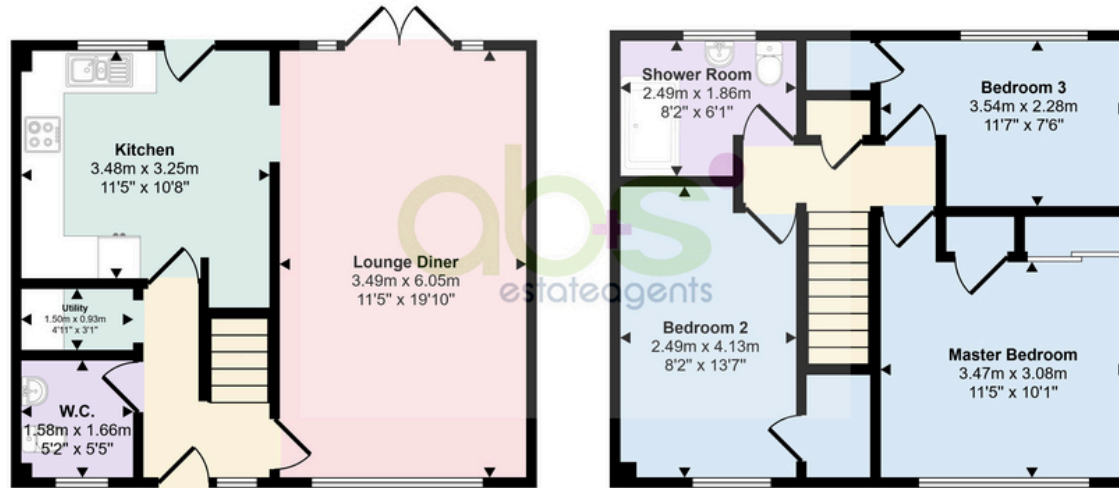
Property is set in a good sized plot with neat gardens to the front, side and rear. The gardens to the front and side are mainly laid to lawn with shrub borders. Driveway with parking for 2 cars leads to the garage. The garden to the rear has a paved patio with rotary dryer. Steps up to an area of lawn and flower beds. Greenhouse.

Garage

Single garage with up and over door, power and light. Window and pedestrian door to the side.



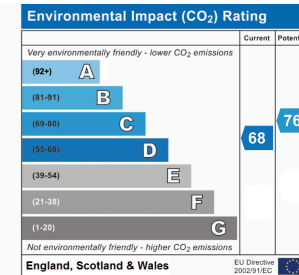
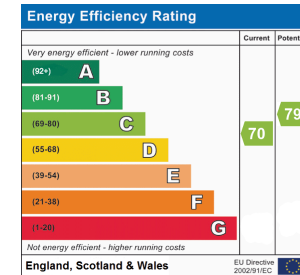
Approx Gross Internal Area
88 sq m / 943 sq ft



Ground Floor
Approx 43 sq m / 468 sq ft

First Floor
Approx 44 sq m / 475 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.



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