

# 38 The Views

DEANSHAUGH ROAD, ELGIN, IV30 4JA



*STYLISH 2 BED HOME IN ELGIN  
WITH LOVELY VIEWS*



01343 610 444



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



---

Welcome to 38 The Views, Deanshaugh Road, Elgin, a gorgeous two-bedroom terraced property set in a highly sought-after residential area. Perfectly positioned close to local amenities and Elgin town centre, this beautifully presented home also enjoys lovely open views to the rear, offering the best of both convenience and tranquillity.

Currently operating as a successful holiday let with glowing reviews and repeat bookings, this property presents an exceptional investment opportunity. New owners can seamlessly continue this thriving business or instead enjoy it as a stylish and comfortable first home, making it an ideal step onto the property ladder.

The property is bright, airy and immaculately maintained throughout with upgrades such as Karndean flooring across the ground floor, reflecting the high standards required for its current use. Every space has been thoughtfully cared for, creating a welcoming and move-in-ready home.

---



Accommodation comprises:

- A spacious lounge filled with natural light, featuring patio doors that opens onto the rear garden
- A well-equipped, modern kitchen with ample storage and workspace
- Convenient downstairs WC
- Two generously sized double bedrooms, both with fitted storage
- A contemporary shower room

**The Property**





**Bedroom 1**

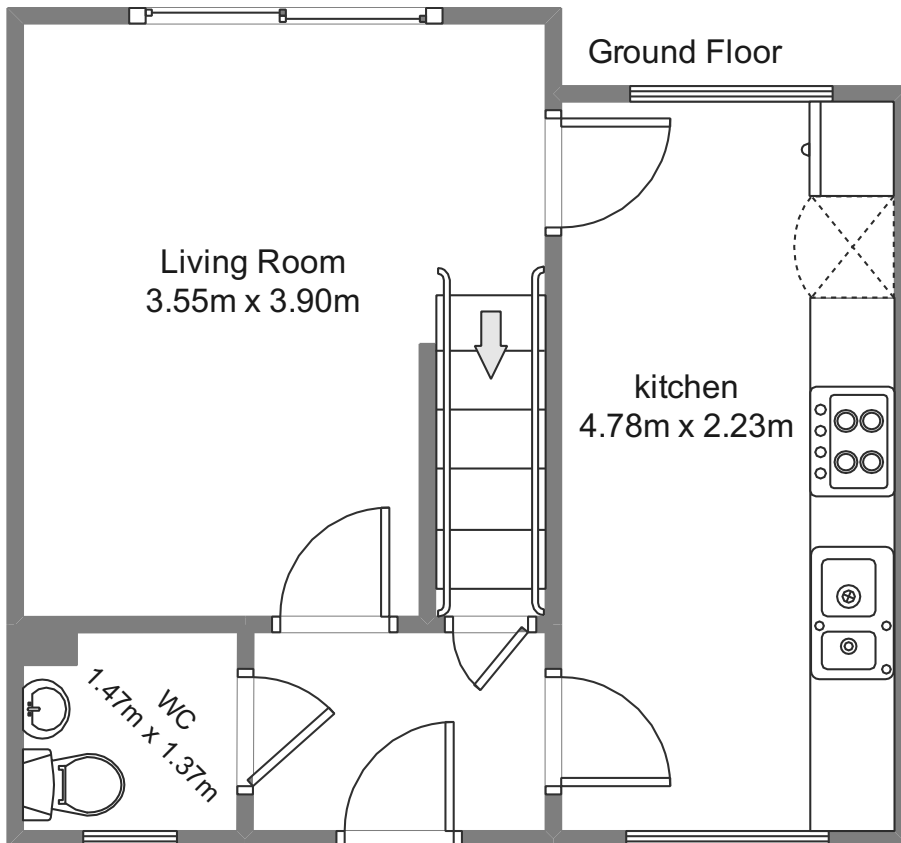
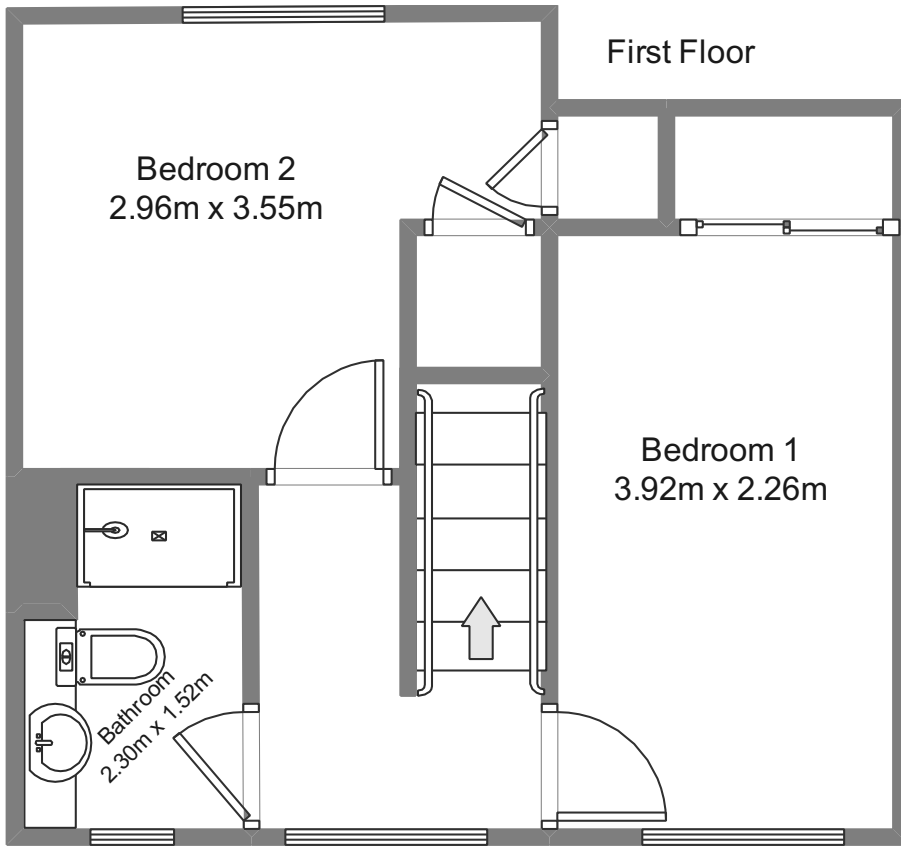




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>

EPC Rating: C



External Features:

- Private parking space
- Attractive rear garden with open views, perfect for relaxing or entertaining

This charming home offers flexibility, style and location in equal measure. Whether you are looking for a turnkey investment property in Elgin, a holiday let opportunity, or a beautifully presented starter home, 38 The Views is not to be missed.

## The Property



---

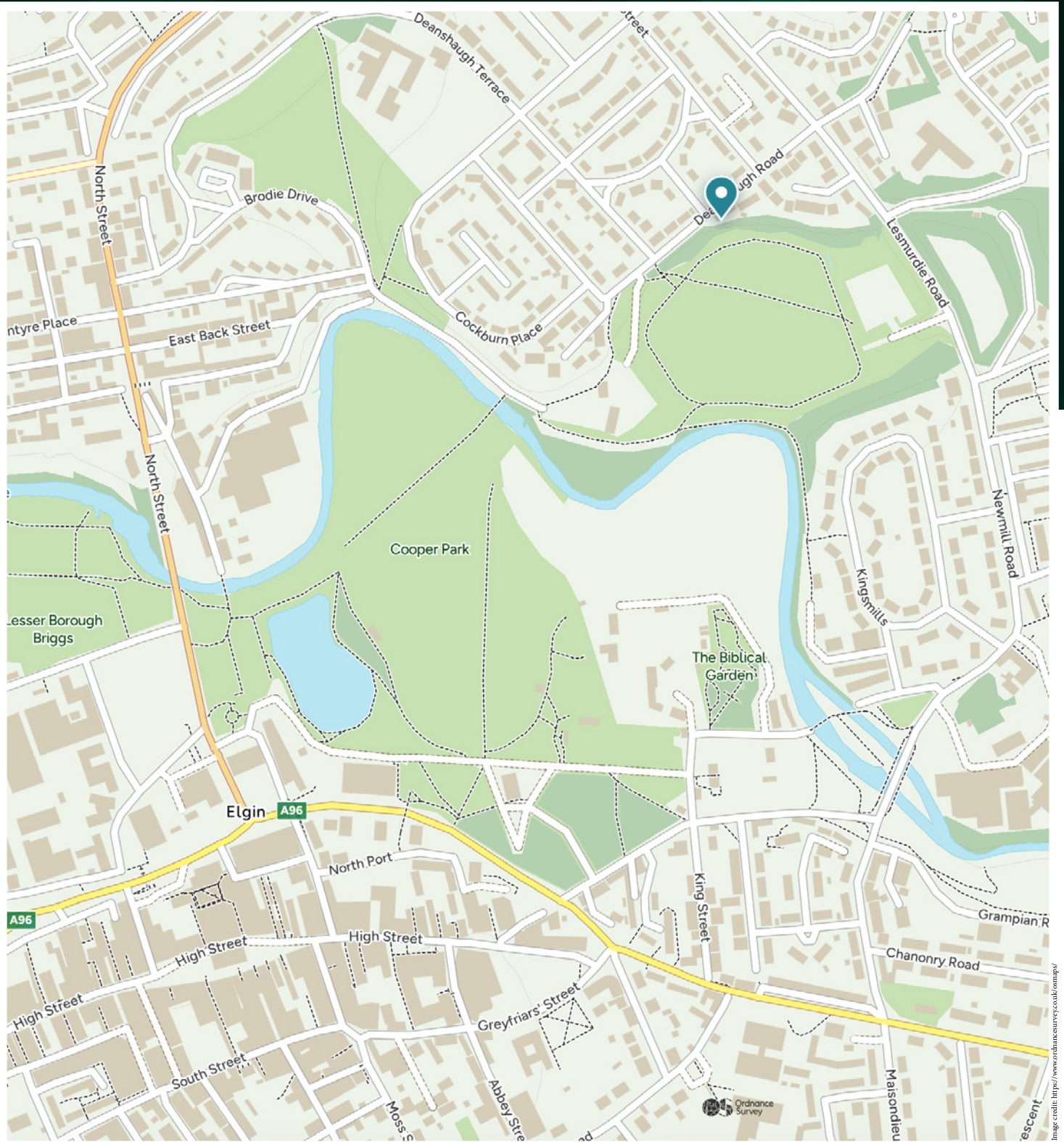
Nestled in the heart of Morayshire, Elgin blends modern convenience, natural beauty, and rich heritage. Ideally positioned between Aberdeen and Inverness, it offers excellent connectivity for commuting, shopping, or weekend escapes. The nearby Moray coast features unspoiled beaches, dramatic shorelines, traditional harbours, and charming villages, while the Whisky Trail showcases iconic distilleries.

Elgin is a thriving, inclusive town with a balanced mix of age groups. Families, professionals, and retirees enjoy quality schools, green spaces, leisure facilities, and cultural landmarks. The pedestrian-friendly high street offers local boutiques and national brands, with retail parks providing supermarkets and major stores. Food lovers appreciate diverse options, from cosy cafés and artisan bakeries to international restaurants and takeaway favourites.

Combining small-town comfort with city access and coastal charm, Elgin truly offers the best of all worlds. Discover a place where lifestyle, location, and community come together. Your new beginning could start right here in Elgin.

---

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01343 610 444

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.