

5 Bain Avenue

ELGIN, IV30 6GB



This bright three-bed semi in a sought-after Elgin area offers a garage, garden, parking, and great living space inside and out



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Whether you're taking your first step on the property ladder, looking to upsize, or seeking a smart investment opportunity, 5 Bain Avenue offers a fantastic opportunity in a popular residential area of Elgin.

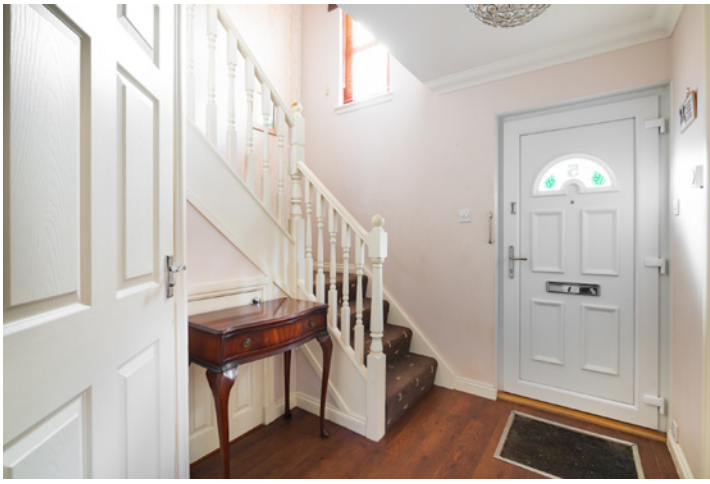
THE LOUNGE



Step inside to discover a light and airy living space, ideal for both relaxing and entertaining. The lounge opens directly onto the rear garden, making the most of the natural light and extending the living space outdoors in the warmer months. The kitchen provides excellent cupboard space and room for all essential appliances.

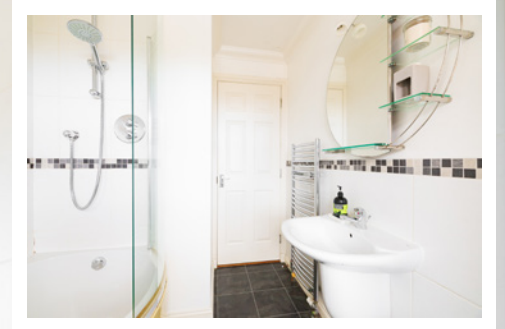
THE KITCHEN





Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Each bedroom benefits from built-in storage, offering practical living for growing families or visiting guests.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Outside, the property features a single garage, a private rear garden with low-maintenance paving, and a driveway for off-street parking. Don't miss out on this fantastic opportunity to secure a versatile and welcoming home in a sought-after location.

EXTERNALS



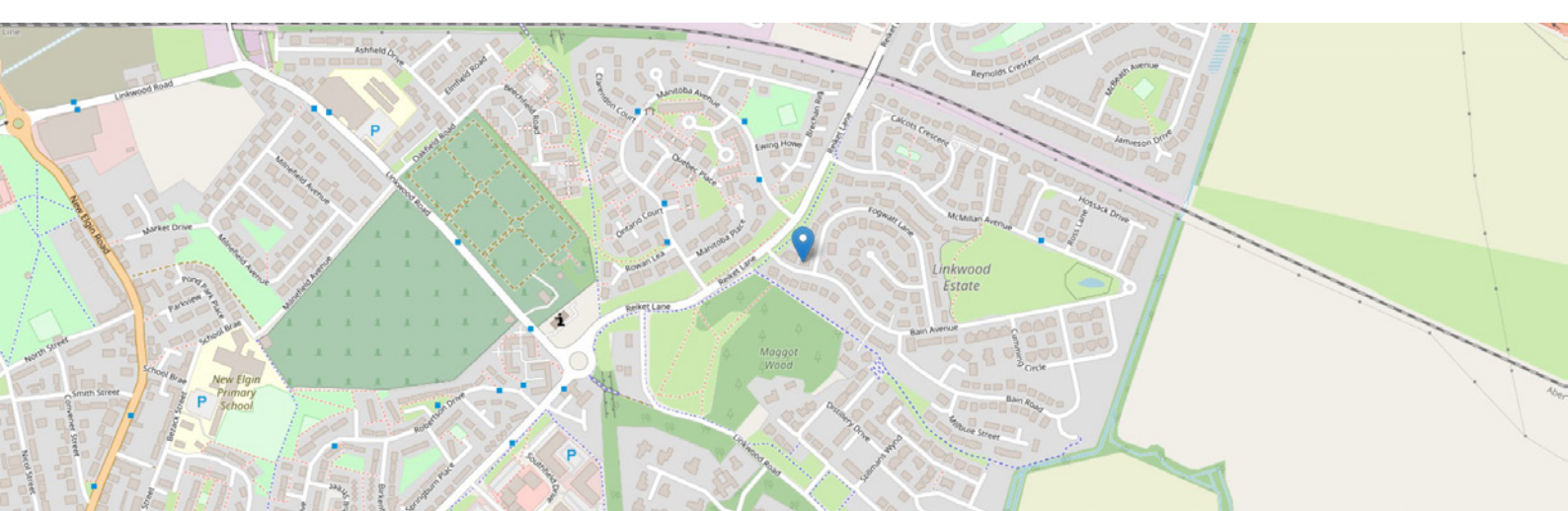
Key Features:

- Spacious and bright lounge with patio doors to the rear garden
- Separate fitted kitchen with generous under-counter and wall-mounted storage
- Convenient downstairs WC
- Three good-sized bedrooms, all with integrated cupboard space
- Family bathroom with full bath suite
- Single garage with up-and-over door and rear garden access
- Low-maintenance rear garden with paved patio area
- Driveway parking for off-street convenience

FLOOR PLAN, DIMENSIONS & MAP



Gross internal floor area (m²): 92m² | EPC Rating: C



THE LOCATION

Nestled in the heart of Morayshire, Elgin offers the perfect blend of modern convenience, natural beauty, and rich local heritage. Whether you've lived here all your life or are discovering the area for the first time, Elgin welcomes residents of all ages with its warm community spirit and vibrant lifestyle. Ideally positioned between Aberdeen and Inverness, Elgin enjoys excellent connectivity, placing the amenities, opportunities, and energy of these two major cities within easy reach, whether for commuting, shopping, or weekend escapes.





Just a short drive away lies the spectacular Moray coast, where miles of unspoiled beaches and dramatic shoreline offer endless options for seaside walks, wildlife spotting, and relaxation. Traditional harbours and charming villages dot the coastline, while the nearby Whisky Trail invites you to experience some of Scotland's most iconic distilleries.

Elgin itself is a thriving town with a great mix of age groups, creating a friendly and inclusive environment. Families, professionals, and retirees alike will find plenty to enjoy here, from quality schools and green spaces to leisure facilities and cultural landmarks. The town centre features a pedestrian-friendly high street and a bustling shopping scene, with everything from local boutiques to familiar national brands. Nearby retail parks provide further choice, including supermarkets and major stores for all your daily needs. For food lovers, Elgin doesn't disappoint. A diverse range of eateries—from cosy cafés and artisan bakeries to international restaurants and takeaway favourites - ensures there's something to suit every taste and budget.

Combining the comfort of small-town living with the benefits of 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.



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