



*TWO BEDROOM HOME WITH PRIVATE GARDEN AND
PARKING - IDEAL FIRST PURCHASE OR INVESTMENT*



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A fantastic opportunity to acquire a spacious two-bedroom home with private garden space and designated parking, perfectly suited to first-time buyers, downsizers or investors alike. Situated within a popular residential area of Elgin, the property offers well-proportioned accommodation, outdoor space and excellent long term potential.

Accessed via a communal entrance, the property opens into a bright and spacious lounge providing an excellent everyday living and entertaining space. A particular highlight is the direct access from the lounge to the private enclosed rear garden, creating an attractive connection between indoor and outdoor living.



The accommodation further comprises a separate kitchen, a bathroom fitted with a bath suite and overhead shower, and two good-sized bedrooms offering comfortable and flexible living arrangements.





Bedroom 1

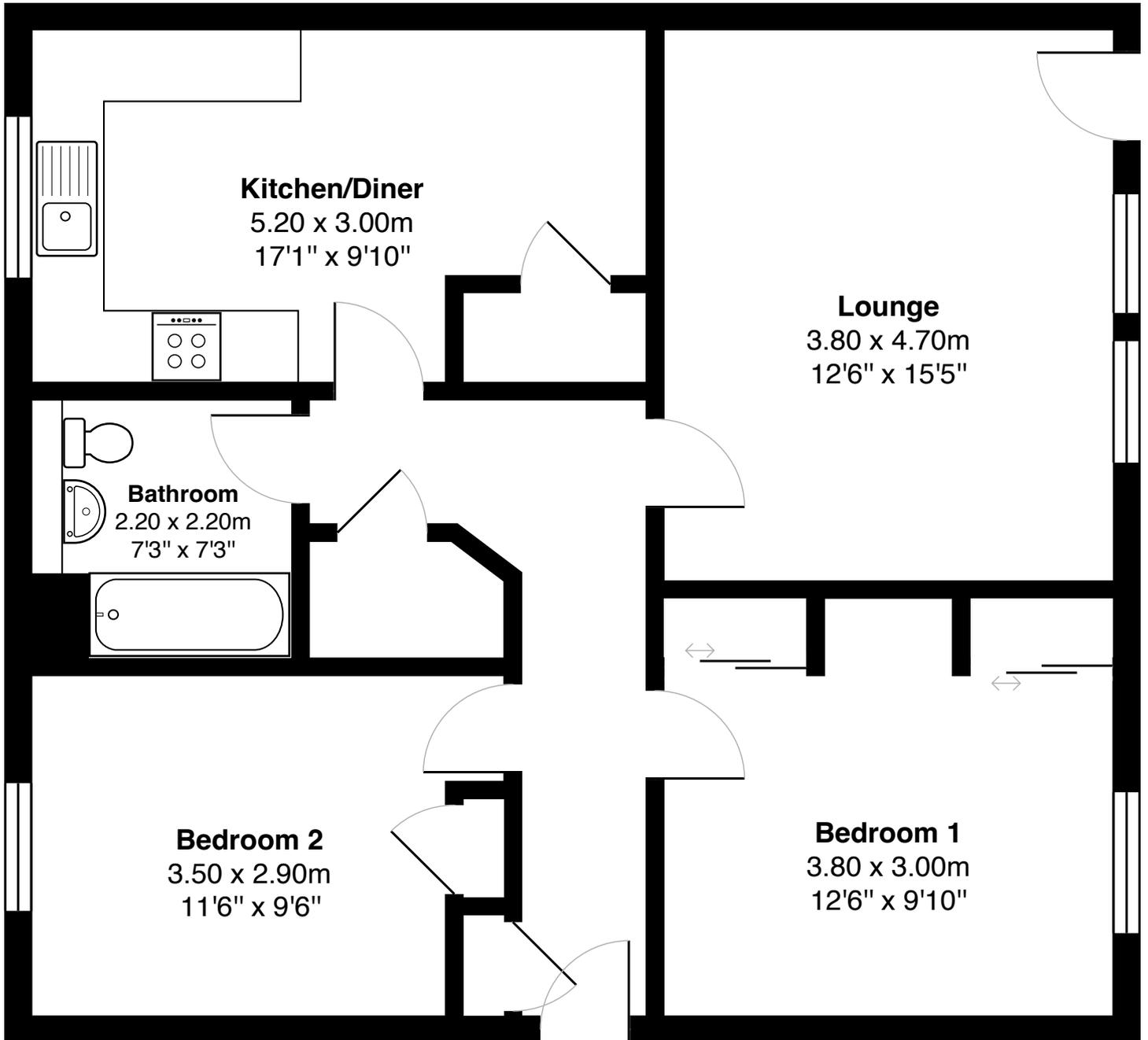




Bedroom 2







Gross internal floor area (m²): 78m²

EPC Rating: C



Externally, the property benefits from a private enclosed garden providing a low-maintenance outdoor area ideal for relaxing or entertaining. In addition, there is a designated parking space offering everyday convenience.





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.

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.

The Location

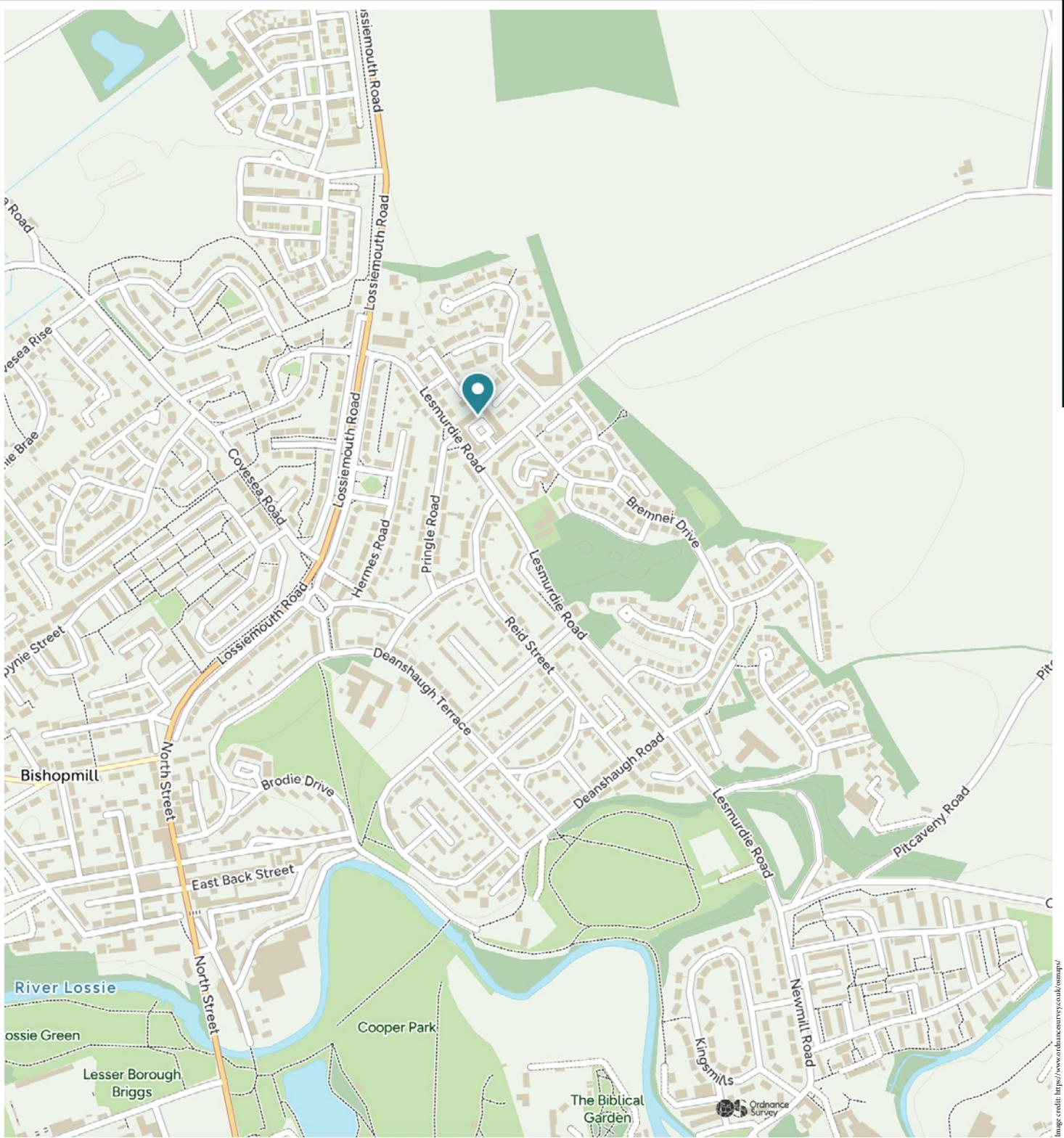


Elgin itself is a thriving town with a great mix of age groups, creating a friendly and inclusive environment. Families, professionals, and retirees alike will find plenty to enjoy here, from quality schools and green spaces to leisure facilities and cultural landmarks. The town centre features a pedestrian-friendly 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.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
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