

13 Isobel Gowdie Road

ELGIN, MORAY, IV30 4FU



A welcoming and well-maintained end-of-terrace home offering modern comfort and everyday practicality



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This modern end-of-terrace home offers a bright and welcoming atmosphere throughout.
At the front, a simple lawn and private driveway provide off-street parking.

THE LOUNGE

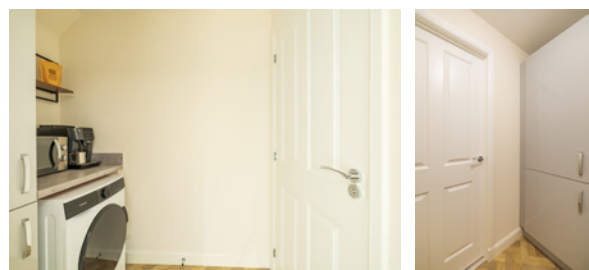


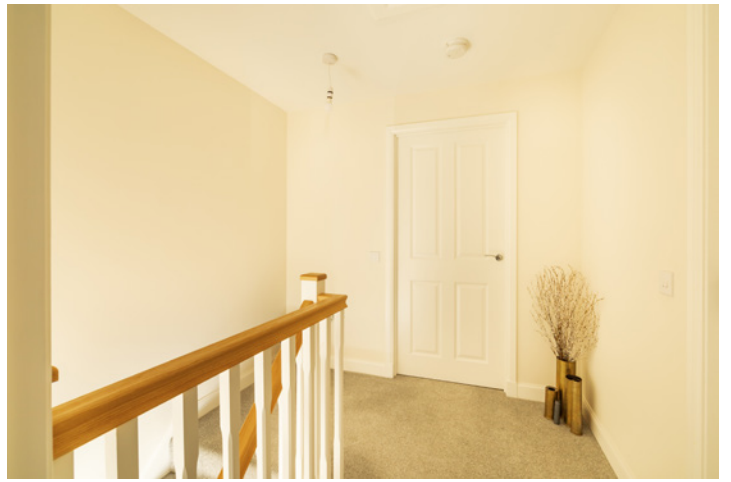
Stepping inside, the ground floor features a comfortable lounge with a staircase leading to the upper floor, creating a natural flow through the home.

THE KITCHEN



The kitchen offers a practical and stylish space, complete with room for dining and direct access to the fully enclosed rear garden. There is also a useful utility room and understairs storage, adding to the property's functionality. A convenient WC with a heated towel radiator is also located on this floor.





Upstairs, there are two comfortable double bedrooms, both well-proportioned. The main bedroom features a large built-in wardrobe with four doors, an additional storage cupboard, and its own heating control. The bathroom is finished with a bath, a mains shower over the bath, and a heated towel radiator.

THE BATHROOM



BEDROOM 1



BEDROOM 2



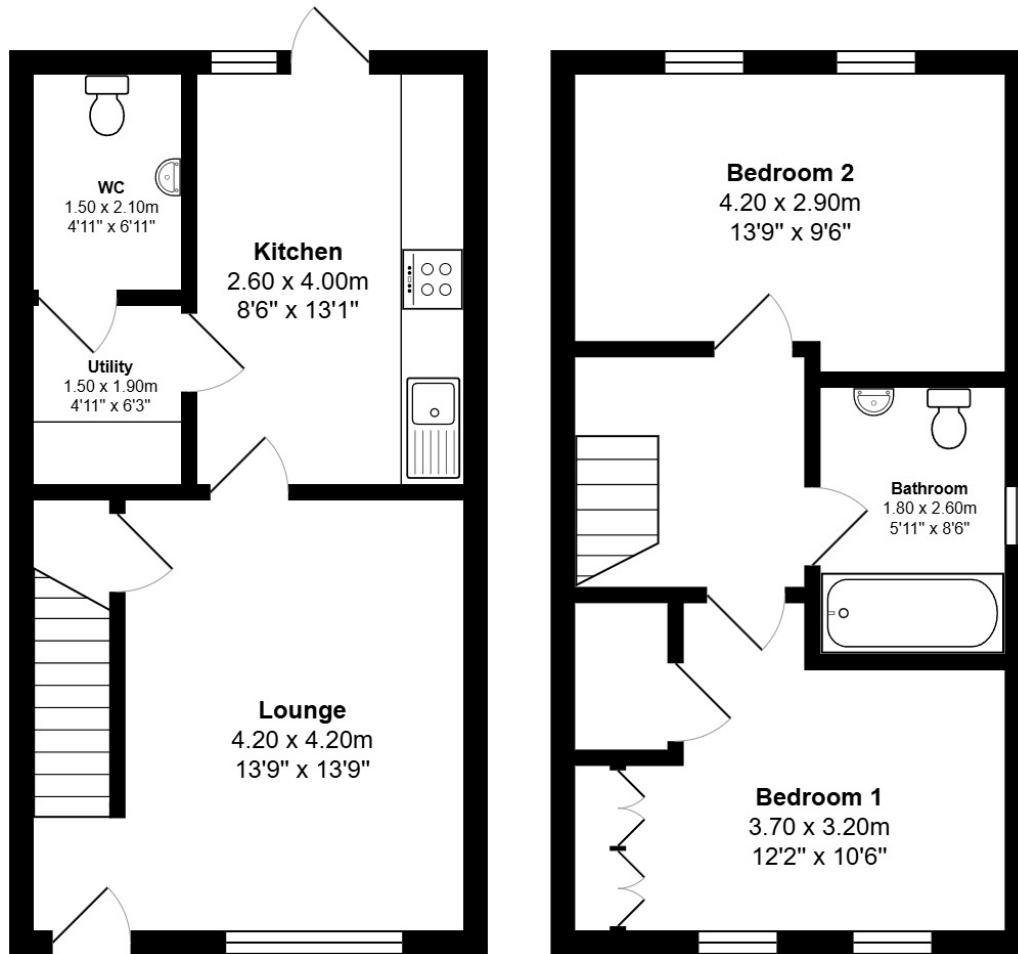
The property also benefits from gas central heating and double glazing throughout. Outdoors, the garden offers a patio area ideal for relaxing, a timber shed for additional storage, a well-kept grassy area, an outside tap, and an exterior power socket for added functionality. The front garden is open, complementing the tidy frontage, while the rear garden provides a secure and private outdoor space.

The Home Report reflects the excellent condition of the property, with all categories rated as 1.

EXTERNALS

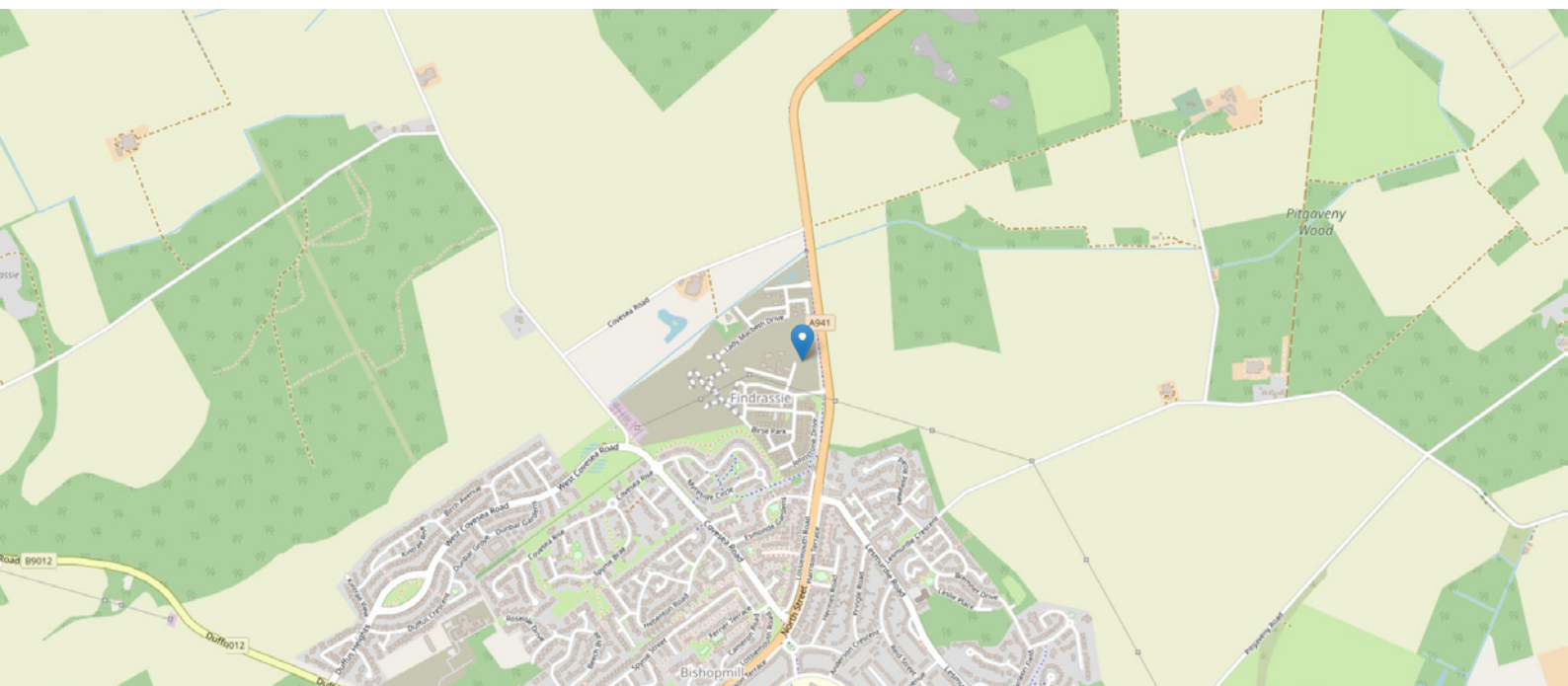


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 72m² | EPC Rating: C



THE LOCATION

This location offers an ideal balance of convenience, connectivity and lifestyle. A short distance from the heart of Elgin, residents have easy access to a wide range of amenities, including local shops, supermarkets, cafés, restaurants, schools, medical services and leisure facilities such as a swimming pool and gym. Everything needed for day-to-day living is close at hand, making it a practical choice for both families and professionals.





There are excellent educational establishments available locally, including primary schooling and higher education. It boasts many leisure facilities including, health clubs, swimming pools, an ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores can also be found in and around the city.

The Moray Coast is within easy reach and has a choice of spectacular walks on pebbled and sandy beaches with an abundance of wildlife including Ospreys, dolphins, seals, and whales often to be seen along this World Heritage coastline. The properties location is within easy reach of Speyside, the heart of the Whisky Country. Speyside is a well-known route for ramblers, and there are unlimited opportunities for field sports with a wonderful choice of deer forests, grouse moors and low ground shoots within easy driving distance.



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