



**Glen Elwyn 18 Forteach Avenue, Elgin, IV30 1TF**  
**Offers Over £275,000**





Welcome to this charming, end-terraced house located at 18 Forteath Avenue in the desirable West End of Elgin. This delightful property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for both relaxation and entertaining. With two well-proportioned bedrooms and a single bedroom/study, this home is perfect for families or those seeking extra room for guests or a home office.

The property includes a well-appointed shower room, ensuring convenience for all residents. One of the standout features of this home is the garden office, which offers a versatile space that can be used for work, hobbies, or simply as a quiet retreat. The garden itself is a lovely outdoor area, ideal for enjoying the fresh air and sunshine.

Situated in a sought-after location, this property is conveniently close to West End Primary School, making it an excellent choice for families with children. The West End of Elgin is known for its friendly community atmosphere and easy access to local amenities, ensuring that everything you need is within reach.

This end-terraced house presents a wonderful opportunity for those looking to settle in a vibrant and welcoming neighbourhood. With its combination of space, comfort, and a prime location, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

**Porch**

Double wooden front doors lead to the porch. Coir entrance mat and ceiling light. Wooden door with decorative glass to:-

**Hallway**

Doors to the lounge and kitchen/dining room. Understair cupboard and further storage cupboard. Amtico flooring, two triple light fittings, two wall lights, cornicing and a radiator. Staircase to the upper floor.







### Lounge

14'3" x 16'1" (4.36m x 4.91m)

Well-presented lounge with bay window to the front, fitted with blinds and curtains. Picture rail and cornice. Wood-burning stove with a recessed alcove at either side. Laminate flooring, two radiators, a light fitting and a smoke detector.

### Open Plan Kitchen/Dining Room

#### Kitchen

9'4" x 12'1" (2.86m x 3.70m)

Bright and airy kitchen fitted with a range of white base and wall-mounted units and ample work surfaces, and under-unit lighting. Integrated fridge freezer, Neff dishwasher, Neff hob and oven with chrome extractor hood and AEG microwave. One and a half bowl sink and drainer. Breakfast bar for casual dining. Recessed spotlights and laminate flooring. Window to the rear.



#### Dining Room

10'3" x 10'7" (3.13m x 3.23m)

Ample space for a dining table and chairs. Two radiators, laminate continuing from the kitchen, pendant light and a heat detector. Window to the rear.



#### Rear Hallway

Doors to the kitchen, guest WC and utility room. Full-length window to the side. Radiator, laminate flooring, coat hooks and ceiling light.

#### Guest WC

5'7" x 3'2" (1.72m x 0.98m)

WC and wash hand basin. Chrome towel rail radiator, laminate flooring and ceiling light.

#### Utility Room

9'5" x 7'8" (2.88m x 2.35m)

Spacious utility room fitted with a range of beech fronted base and wall-mounted units, two Belfast sinks, a washing machine and a gas-fired boiler. Window with roller blind to the rear, Velux window and door to the garden. Laminate flooring, radiator, smoke detector and light fitting.





**Upper Floor**

Carpeted staircase with wooden bannister leads to the upper floor. Velux window, cornicing, radiator, hatch to loft space and smoke detector. Doors to all bedrooms and the shower room.

**Shower Room**

8'4" x 6'7" (2.56m x 2.02m)

Well-presented shower room with three-piece white suite comprising shower cubicle with mains shower, WC with concealed cistern and wash hand basin set in vanity unit. Tiling in the shower area and splashback along the shelf. Window to the rear with blinds. Vinyl flooring, chrome towel rail radiator and recessed spotlights. Wall mirror and medicine cabinet.



**Bedroom 2**

9'5" x 12'0" (2.89m x 3.66m)

Double bedroom with dormer window to the rear, with views across the rooftops to the hill beyond. Coombed ceiling on one side, laminate flooring, cornicing, radiator and pendant light. Built-in wardrobe with mirrored sliding doors, hanging rail and shelf. Storage cupboard.



**Master Bedroom**

11'4" x 15'7" (3.47m x 4.76m)

Good-sized double bedroom with a dormer window to the front, fitted with blinds and curtains. Built-in wardrobe with mirrored sliding doors, hanging rail and shelf. Cornicing, coomed ceiling on one side, laminate flooring, radiator and light fitting.



**Bedroom 3**

6'10" x 7'2" (2.10m x 2.20m)

Single bedroom, which would also make an ideal study, with a dormer window to the front fitted with blinds. Coomed ceiling at one side, fitted carpet, radiator and light fitting.



**Garden Office**

Ideal space for those who work from home, as a hobby/craft room or for a teenage hangout. The options are endless!  
Room 1 is 3.16m x 3.34m, and Room 2 is 2.99m x 3.26m. Both have windows to the front and side with blinds. Electric points and light fittings.



**Fixtures and Fittings**

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer, washing machine, microwave, oven and hob.

**Home Report**

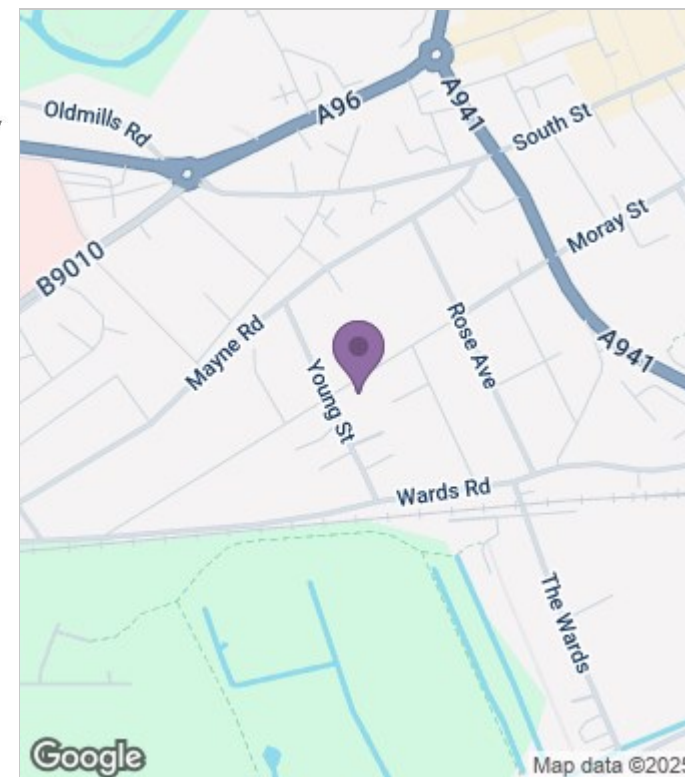
The Home Report Valuation as of September 2025 is £275,000, Council Tax Band C and EPI rating is \*.

**Outside**


Gate at the side of the property leads to a path to the enclosed garden to the rear, which is mainly laid to lawn with mature trees. Paved patio. Rotary dryer.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC 	

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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