



33 Cockmuir Place,, New Elgin, IV30 6YN
Offers Over £150,000

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Nestled in a quiet cul de sac this well presented end-terrace house at 33 Cockmuir Place offers a perfect blend of comfort and convenience having been fully upgraded by the current owners. Spanning an inviting 829 square feet, this property is ideal for families or those seeking a spacious home which is in walk in condition.

With gas fired central heating and new windows and doors throughout, the current owners have also replaced the kitchen, bathroom and wc as well as decorating throughout and replacing all the internal doors.

The end-terrace position within the cul de sac allows for added privacy and a sense of space, making it a desirable choice for those looking for a peaceful living environment yet being very accessible for schools and shopping.

Entrance Hall

Welcoming entrance to the property with led downlights, radiator and natural wood flooring. Staircase to the upper floor. Cupboard. Glazed doors to the Lounge and Kitchen. Door to :-

Guest WC

3'5" x 5'1" (1.05 x 1.57)

The ground floor WC is neatly designed with half-height beige stone-effect tiling that adds texture to the walls, paired with a white pedestal sink and toilet. Downlight, partial coombed ceiling. Display recess. Radiator, natural wood floor and Xpelair.

Lounge and Dining Room

10'5" x 9'8" and 7'10" x 11'1" (3.18 x 2.95 and 2.41 x 3.4)

Attractive open plan arrangement with windows to both front and rear bringing in great natural light - radiators below both windows. Two ceiling light fittings and attractive laminate wood effect flooring. Glazed door to :-

Kitchen

10'10" x 9'4" (3.31 x 2.87)

Contemporary fitted Kitchen in striking blue with bronze handles. They are complemented by granite effect work surfaces and feature tiled splashback. Space for appliances. Window to rear with sink and drainer below. Integral oven, gas hob and extractor hood. Led spotlights, radiator and the natural wood flooring extending from the hall. Door to rear garden.





Upper Landing

13'8" x 4'11" (4.19 x 1.52)

Lovely spacious open landing. Hatch to partially floored loft with light and power. Downlight and quality light coloured carpet.

Bedroom 1

9'8" x 9'5" (2.95 x 2.89)

Double bedroom with rear facing window plus double wardrobe fronted by sliding mirrored doors. Ceiling light, laminate wood effect flooring and radiator.

Notable benefit is the door accessing the bathroom making it an en suite facility.



Bedroom 2

9'3" x 9'2" (2.83 x 2.8)

Front facing double bedroom with range of bedroom furniture which will be included in the sale. Ceiling light fitting, radiator and carpet.

Bedroom 3

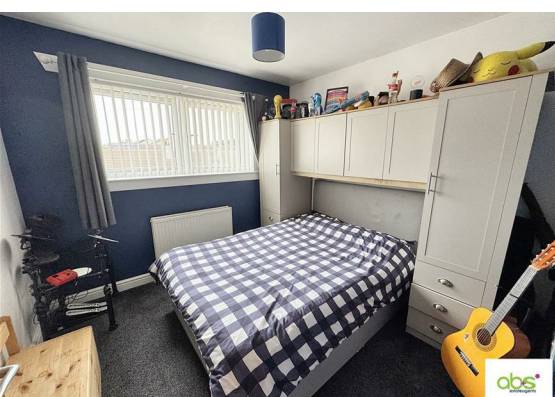
9'10" x 9'1" (3.02 x 2.78)

Again, front facing, single bedroom with double wardrobe. Ceiling light, radiator and carpet.

Bathroom

9'1" x 6'4" (2.77 x 1.95)

Ideal Jack & Jill Bathroom with bath, separate shower enclosure, wc and wash hand basin. Ceiling LED's, vinyl flooring and tall chrome ladder radiator.



Front Garden

The front exterior of the property is a traditional end-terrace with a pebble-dash finish and a small, low-walled front garden. Raised flower bed and laid to low maintenance gravel chips with pathway leading to the front door.

Set in a quiet residential cul de sac with open green space adjacent, enhancing the sense of space and community.

Rear Garden

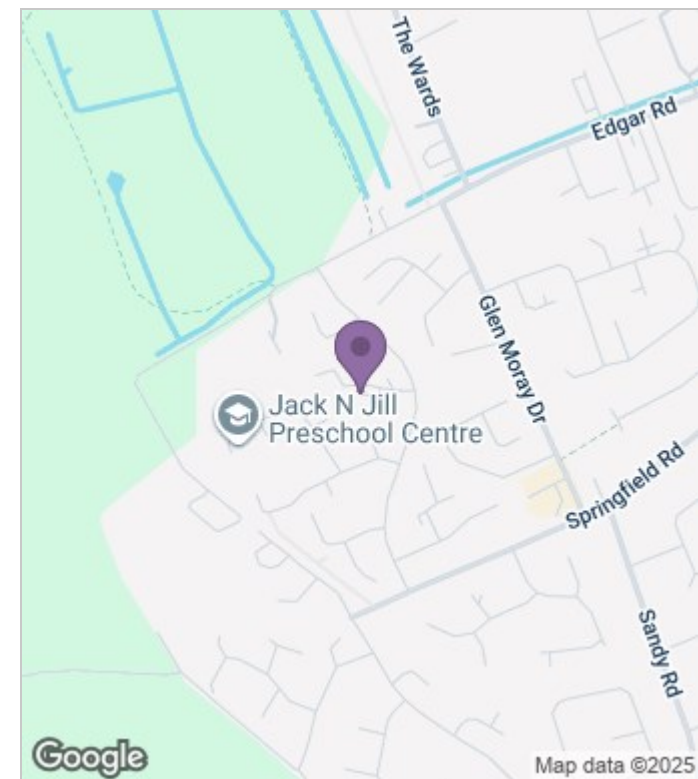
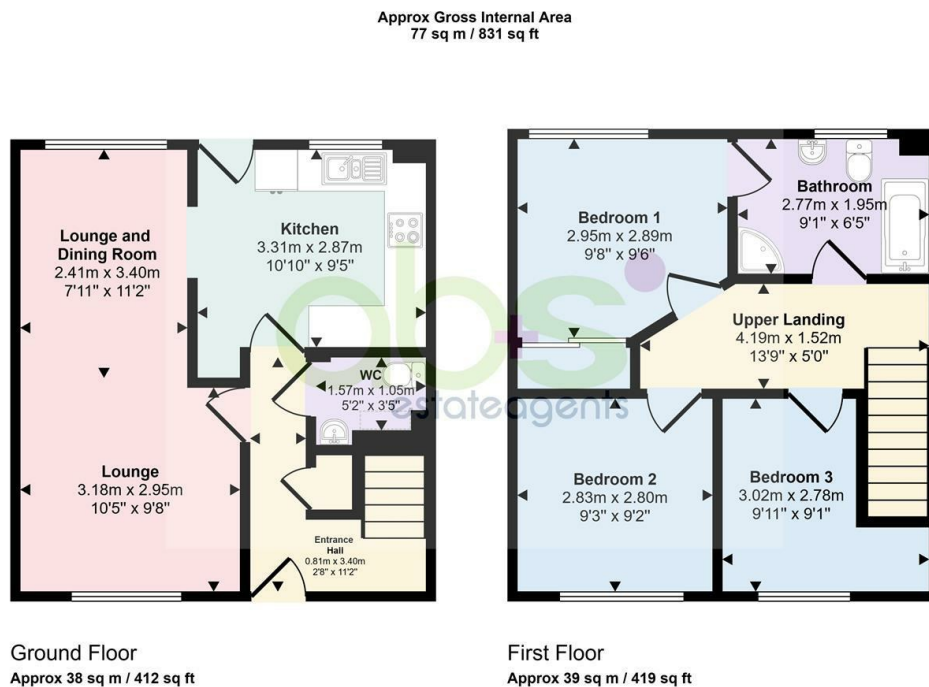
Neatly presented rear garden, again, very low maintenance with artificial grass and decking with patio seating. Fully enclosed, so safe for pets. Garden shed.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral oven, gas hob and extractor hood. The free standing appliances may be available, yet to be decided. The wardrobes in bedrooms 2 and 3 will remain in the property.

Home Report

The Home Report Valuation as at August, 2025 is £150,000, Council Tax Band B and EPI rating is C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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