



**11 Blantyre Place, Elgin, IV30 4DN**

**Fixed Asking Price £180,000**

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**abs<sup>+</sup>**  
estateagents



£15,000 UNDER HOME REPORT VALUATION

Nestled in the popular area of Bishopmill, Elgin, this delightful semi-detached house at 11 Blantyre Place offers a perfect blend of comfort and convenience. Built in 1986, the property spans an impressive 1,292 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are welcomed into a spacious hallway which leads to a well-proportioned reception room, ideal for both relaxation and entertaining guests. The house boasts three generously sized bedrooms, ensuring that everyone has their own private space. With a bathroom and shower room, morning routines will be a breeze, accommodating the needs of a busy household.

This home is not only a comfortable living space but also a wonderful opportunity to become part of a friendly community in Elgin. With its practical layout and desirable location, 11 Blantyre Place is a property that should not be missed.

**Entrance Hallway**

UPVC door leads to the entrance hallway. A window to the front fitted with blinds provides plenty of natural light. Doors to Lounge, Kitchen and Shower Room. Two built-in storage cupboards. Fitted carpet, radiator, smoke detector, two wall lights and ceiling light.

**Lounge**

11'4" x 18'11" (3.46m x 5.77m)

Twin windows to the front and window to the rear fitted with blinds and curtains. Two recessed light fittings, fitted carpet, smoke detector and radiator. Door to:-

**Kitchen Diner**

12'0" x 13'3" (3.66m x 4.04m)

Fitted with a range of grey base and wall mounted units with co-ordinating work surfaces. Breakfast bar with cupboards below. One and a one-and-a-half-bowl sink and drainer beneath a window to the side. Integrated oven, hob and extractor hood. Fridge freezer and washing machine. French doors and a UPVC door leading to the back garden. Built-in cupboard. Heat detector, two recessed light fittings and vinyl flooring.

**Shower Room**

4'2" x 6'2" (1.28m x 1.88m)

Corner shower cubicle, wash hand basin set in vanity unit and WC with concealed cistern. Chrome towel rail radiator, medicine cabinet, vinyl flooring and ceiling light.

**Upper Floor**

Doors to all Bedrooms, Eaves Store Room and Bathroom. Two light fittings, fitted carpet, radiator and smoke detector. Two windows overlooking the rear garden with curtains. Built-in cupboard with shelving.







## Master Bedroom

11'4" x 13'3" (3.47m x 4.06m)

Double Bedroom with dormer window to the front. Built-in wardrobe. Hatch to loft space. Fitted carpet, electric panel heater and light fitting.

## Bedroom 2

8'3" x 16'7" (2.52m x 5.06m)

Double Bedroom with dormer window to the front. Built-in wardrobe. Hatch to loft space. Fitted carpet, electric panel heater and light fitting.

## Eaves Storage Room

12'1" x 6'2" (3.69m x 1.88m)

Housing water tank and storage cupboards. Light fitting and carpet.

## Bathroom

5'8" x 6'7" (1.73m x 2.03m)

Three piece cream suite comprises bath, wash hand basin and WC. Vinyl flooring, towel rail radiator, ceiling light and medicine cabinet.

## Bedroom 3

12'1" x 10'11" at widest points (3.69m x 3.33m at widest points)

Single bedroom with dormer window to the front. Built-in cupboard and wardrobe. Fitted carpet, electric panel heater and recessed light fitting.

## Garage

8'4" x 18'11" (2.55m x 5.77m)

Single garage with up and over door to the front and pedestrian door to the rear. Power and light.

## Outside

The front garden is laid in lock block, off-street parking for one car, which leads to the garage. Path down the side leads to the low maintenance rear garden which is fully enclosed and has areas of stone chippings, artificial grass and a paved patio.

## Fixtures and Fittings

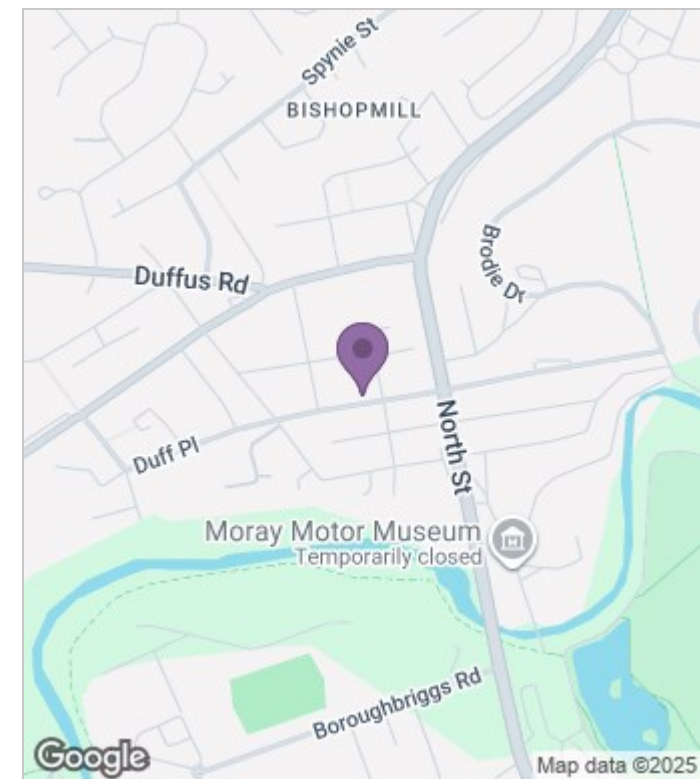
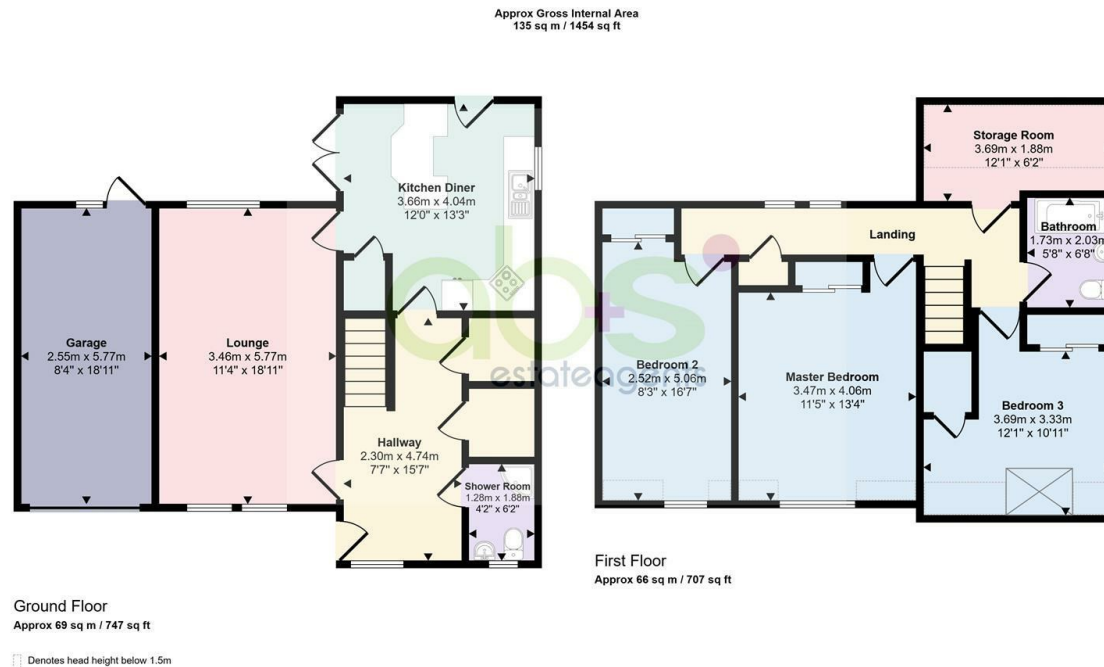
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the white goods and wardrobe. The remaining furniture is available by separate negotiation.


## Home Report

The Home Report Valuation as of March 2025 is £195,000, Council Tax Band D and EPI rating is E.

Interested parties should note that there is a gas supply up to the outside of the house so a conversion to gas central heating would be viable.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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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