

£5,000 UNDER HOME
REPORT VALUATION



South View Main Street, Urquhart, IV30 8LG

Fixed Asking Price £155,000

 2  1  2  D

abs⁺
estateagents

£5000 UNDER HOME REPORT VALUATION
Nestled on the charming Main Street in Urquhart, Elgin, this delightful semi-detached bungalow offers a perfect blend of comfort and modern living. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

The bungalow features two reception rooms, a kitchen, two well-proportioned bedrooms and a shower room, ideal for a small family or those seeking a peaceful retreat. One of the standout features of this property is the inclusion of solar panels, which not only contribute to a more sustainable lifestyle but also help reduce energy costs. This eco-friendly addition is a significant advantage for those looking to embrace greener living.

The location in Urquhart offers a sense of community and enjoys beautiful surrounding countryside only a short walk away, while still within easy reach of local amenities in the neighbouring village of Lhanbryde, and a larger selection in Elgin, the county town of Moray.

Whether you are a first-time buyer, looking to downsize, or seeking a tranquil place to call home, this bungalow presents an excellent opportunity.

In summary, this semi-detached bungalow in Urquhart is a charming and practical choice for anyone looking to enjoy a comfortable lifestyle in a picturesque setting. With its spacious reception rooms, cosy bedrooms, and modern energy-efficient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

Porch

Upvc door leads to the Entrance Porch with windows on three sides. Light fitting, radiator and coat hooks. Door to:-

Lounge

Well-proportioned Lounge with windows to the front and side, providing plenty of natural light and both fitted with blinds and curtains. The fireplace with a wood-burning stove is the focal point of the room. Radiator, light fitting and smoke detector.

Bedroom 1

Double Bedroom with a window to the front fitted with blinds and curtains. Pendant light, wood flooring and radiator.





Hallway

Doors to Lounge, Bedroom 2, Shower Room and Kitchen. Hatch to the loft space. High-level electricity meter and fuse box. Smoke detector, pendant light and laminate flooring.

Bedroom 2

Window to the rear with blinds and curtains. Radiator, laminate flooring and pendant light.

Shower Room

Fitted with a three-piece white suite comprising WC, wash hand basin and corner shower cubicle. Opaque window to the rear. Medicine cabinet, tiled flooring, radiator and

Kitchen

Fitted with a range of 'beech' fronted base and wall-mounted units. Spaces for fridge freezer, cooker, washing machine, slimline dishwasher and tumble dryer. Radiator, strip light and heat detector.

Rear Hall

Cupboard with shelving. Door to rear garden. Ceiling light and coat hooks.

Outside

To the front of the property is a paved path to the front door, which then leads around the side of the property to the rear garden. Timber shed and a gravel driveway offering parking for several cars. There is a spacious low maintenance garden to the rear, which is laid in gravel chippings and slabs. Steps lead up to a children's play area, timber shed and kennels. Further plastic shed. Oil tank.

Planning Permission

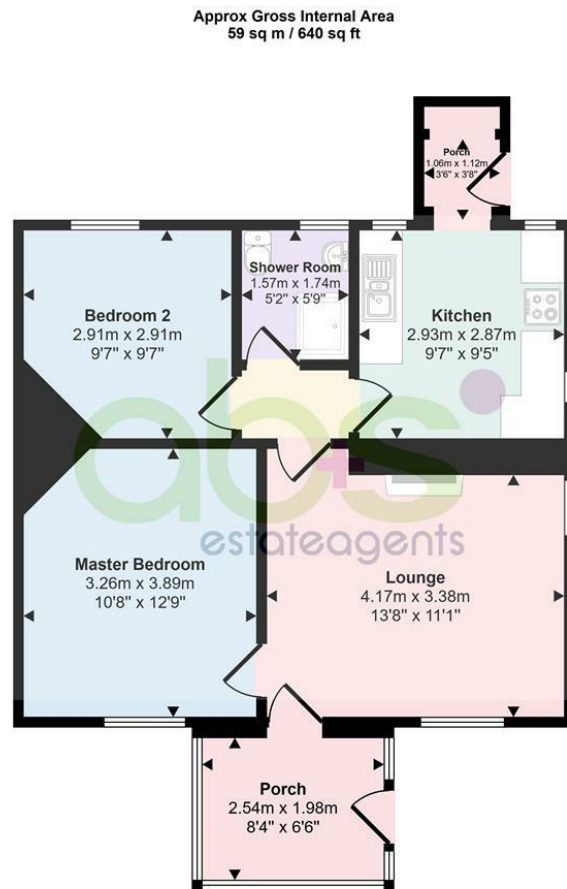
Planning permission has been granted to form an extension at the rear. Further details can be found on Moray Council Planning portal under reference 24/00974/APP

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.

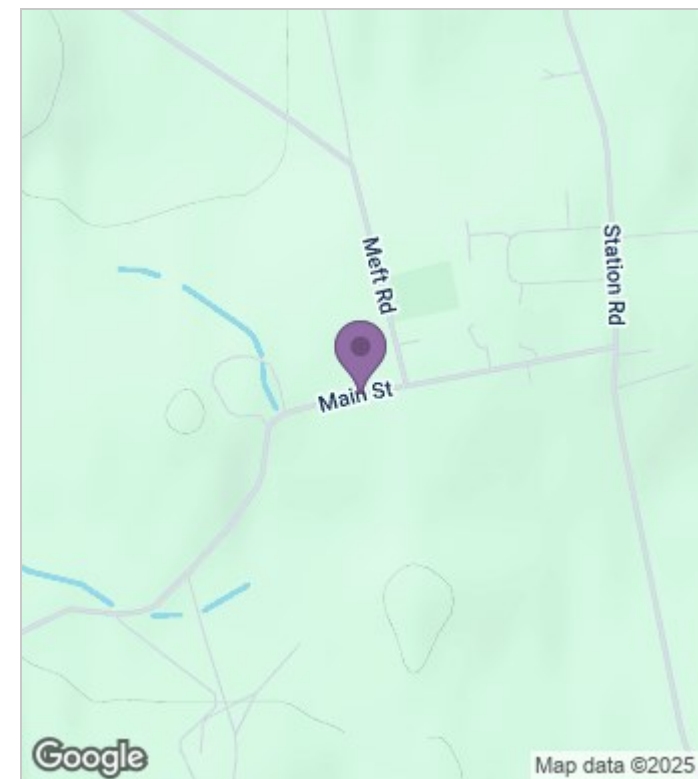
Home Report

The Home Report Valuation as of May, 2025 is £160,000, Council Tax Band is currently A and EPI rating is D.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.