



**48 Land Street, Elgin, IV30 6BN**  
**Offers Over £245,000**

 3  2  2  C

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



An immaculate, upgraded semi-detached home with modern interiors, generous living space and a practical layout — ideal for comfortable family living.

Inside, the property opens to a welcoming entrance hall leading to a bright dining room and an elegant lounge, both finished with contemporary styling and excellent natural light. The superb ground-floor master bedroom enjoys a dedicated dressing room and a spacious accessible shower room, creating a luxurious private suite. A modern kitchen and an additional stylish shower room complete the accommodation on this level. Upstairs, two further generously sized double bedrooms provide flexible space for family, guests or home working, with one enjoying a useful box room offering clear potential for conversion into a study, walk-in wardrobe or en-suite (subject to consents). Externally, the home boasts neat front and rear gardens, while the rear also features excellent off-road parking, a long double tandem garage and a fully equipped home office—ideal for hobbyists or remote working. This is a superbly maintained property offering space, comfort and versatility in equal measure.

Home Report Valuation as at end January 2026 is £245,000, Council Tax Band D and EPI rating is C.

#### Entrance Hall

#### Dining Room

13'1" x 9'10" (3.99m x 3.02m)

#### Lounge

13'11" x 10'10" (4.25m x 3.32m)

#### Master Bedroom

11'3"nm x 11'1" (3.43nm x 3.38m)







**Ensuite**  
4'11" x 9'4" (1.51m x 2.87m)

**Dressing Room**  
4'11" x 8'5" (1.51m x 2.57m)

**Kitchen**  
14'1" x 8'3" (4.3m x 2.53m)

**Shower Room**  
5'6" x 10'1" (1.7m x 3.09m)

**Bedroom 2**  
11'5" x 8'4" (3.48m x 2.55m)

**Bedroom 3**  
9'0" x 11'6" (2.75m x 3.51m)

**Box Room**  
14'3" x 7'8" (4.36m x 2.36m)

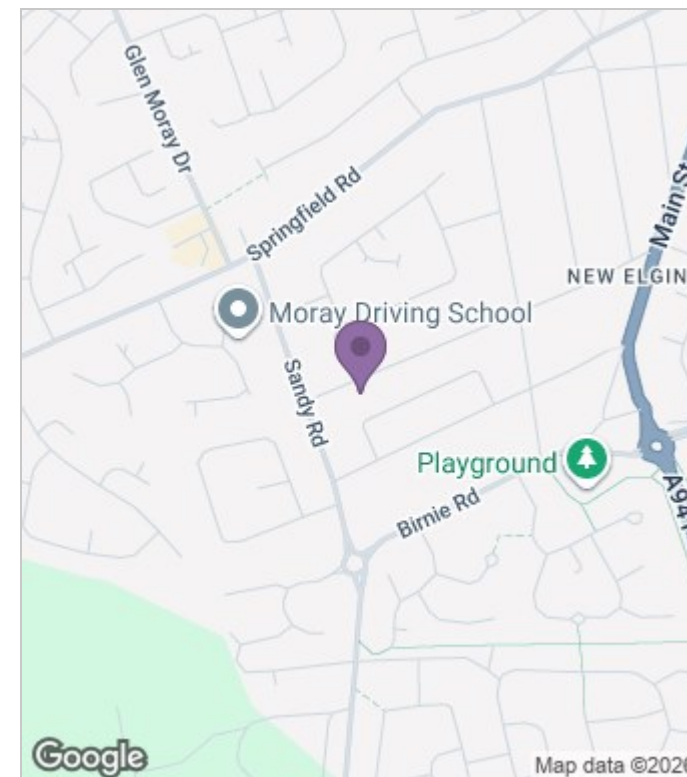
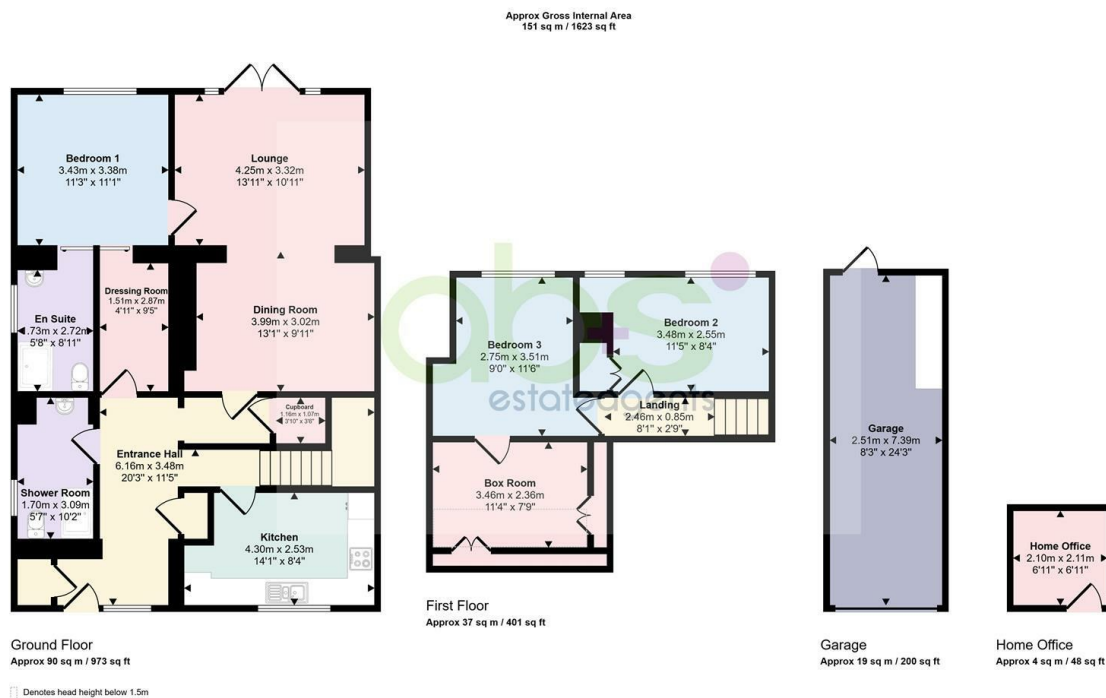
**Garden**

**Garage and Parking**  
8'2" x 24'2" (2.51m x 7.39m)

**Home Office**  
6'11" x 6'10" (2.11m x 2.1m)







### 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>	70	77
(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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