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21 Cameron Road, Elgin, IV30 4JR  
Offers Over £130,000

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Charming 2 bedroom terraced house located at 21 Cameron Road enjoying a convenient situation in the popular residential area of Bishopmill, Elgin. This charming property, built in 1965, offers a comfortable living space of 764 square feet, making it an ideal home for small families or professionals alike.

As you enter, you are greeted by a welcoming hallway that leads to a spacious lounge, perfect for relaxation and entertaining guests. The fitted kitchen, complete with a dining area, is both functional and stylish and gives access to the rear garden.

The upper landing leads to two generously sized double bedrooms, each featuring excellent fitted storage, ensuring that space is maximised throughout the home. The contemporary bathroom is designed with modern aesthetics in mind, offering a tranquil retreat.

Outside, the property boasts a neat front garden that enhances its curb appeal, while the terraced rear garden although needing some attention presents great potential for those looking to create an outdoor oasis.

This delightful home is in walk-in condition, allowing you to settle in with ease. Its prime location in Bishopmill offers a friendly community atmosphere, with local amenities close by.

#### Entrance Hall

6'6" max x 12'0" max (2 max x 3.68 max)  
Attractive and welcoming entrance hall with understair cupboard. Staircase to upper floor. Downlights, radiator and wood effect flooring. Part glazed doors to the lounge and kitchen.

#### Lounge

13'1" x 10'11" (4 x 3.35)  
Stylishly appointed lounge with front facing picture window affording good natural light and radiator fitted below. Triple ceiling light fitting and quality carpet.

#### Kitchen

10'8" x 10'5" (3.26 x 3.2)  
Lovely bright kitchen with full selection of fitted units with worktops and splashback tiling. Sink with mixer tap and drainer and integral oven, hob and cooker hood. Large window and part glazed door assist the natural light. Space for appliances. Spotlights, vinyl flooring and archway to :-





### Dining area

8'7" x 6'9" (2.62 x 2.07)

Separate dining area conveniently situated, again picture window floods the room with light. Triple ceiling spotlight, radiator and wood effect flooring.

### Upper Landing

6'0" max x 5'9" (1.83 max x 1.76)

Upper landing with shelved cupboard Ceiling light fitting and carpet. Loft hatch,

### Bedroom 1

14'9" x 9'9" (4.52 x 2.98)

Excellent front facing double bedroom with double fitted wardrobe fronted by sliding mirrored doors. Further fitted out walk in cupboard with light. Ceiling light, radiator and carpet.



### Bedroom 2

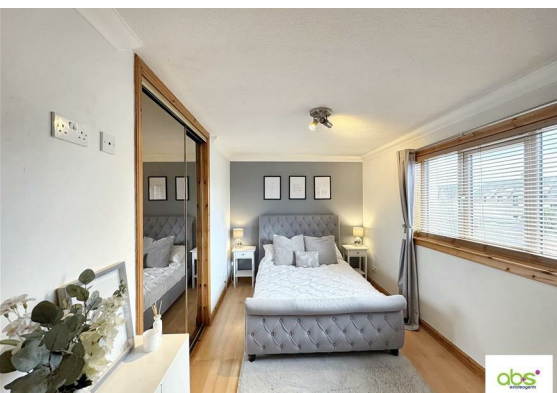
11'6" x 8'7" (3.51 x 2.62)

Full sized rear facing double bedroom with double fitted wardrobe fronted by sliding mirrored doors. Ceiling light, radiator and carpet.

### Bathroom

6'2" x 6'0" (1.9 x 1.83)

Stylish contemporary bathroom. Bath with shower fitted over and shower screen in place. Vanity unit with wc, basin and storage. Opaque window. Decorative tiling. Downlights, chrome ladder radiator and vinyl flooring.



### Front Garden

Upgraded front garden laid to large decorative slate slabs with 2 steps and a shrubbery.

### Rear Garden

Requiring some attention but with excellent potential, the terraced garden has three levels with a patio at the back door, stone steps up to a grassed area and then further steps up to the third area with metal shed and rotary clothes dryer. Rear gate to pathway which runs along the back of the properties.

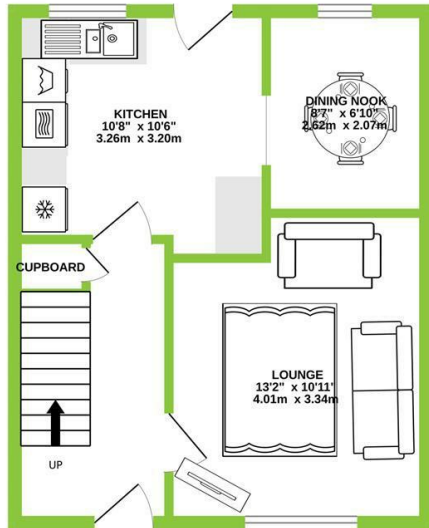
### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along. The appliances may be available by separate negotiation.

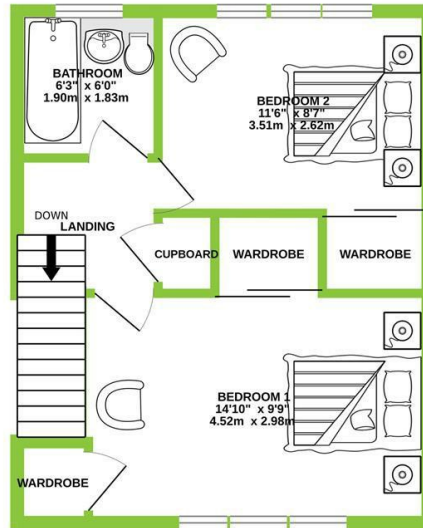
### Home Report

The Home Report Valuation as at January, 2025 is £130,000, Council Tax Band B and EPI rating is C.

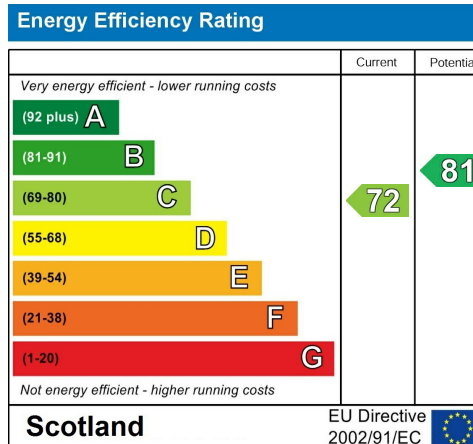
GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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