



47 Main Street, Elgin, IV30 6BH
Offers Over £125,000

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estateagents

Entrance Hall

5'0" x 3'9" (1.53 x 1.16)

Neat entrance with part glazed doors to the Lounge and Dining Kitchen.

Lounge

11'6" x 13'3" (3.51 x 4.06)

Well appointed Lounge with front facing window. Recessed display alcove.

Dining Kitchen

8'4" max x 13'0" max (2.55 max x 3.97 max)

Deceptively spacious with room for table and chairs. Front facing window. Room for all the usual appliances. Staircase to upper floor and walk in understair boiler cupboard, plus Back door to small private outside space.

Upper Landing

Carpeted staircase with window leads to upper landing, also with window bringing in good natural light. Fitted cupboard.

Bedroom 1

11'10" x 7'5" (3.63 x 2.27)

Front facing double bedroom with double fitted wardrobe.

Bedroom 2

10'4" x 6'9" (3.15 x 2.07)

Front facing double bedroom with double fitted wardrobe and second mid level (over stairs) cupboard.

Bathroom

8'1" x 5'4" (2.47 x 1.65)

Attractive Bathroom with shaped bath and Main shower fitted over. Basin and wc in vanity unit with storage. Rear facing window. Ladder radiator.

Rear of Cottage

Small private outside space off the back door for colourful plant pots and clothes drying.





Garage, Parking & Garden

A great advantage to the house is this extra area of enclosed ground at the top of the cul de sac providing a garage, garden area at the rear and parking in front - bounded by stone walls and double metal gate.

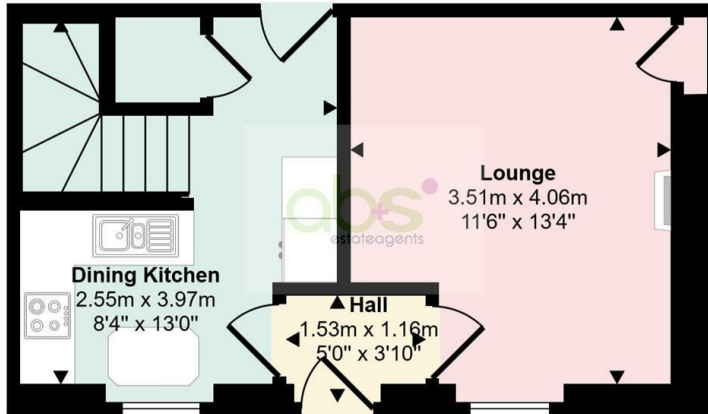
Fixtures and Fittings

The fitted floor coverings and blinds will be included in the sale price. Only the integral appliances will remain in the property, ie the hob, extractor hood and oven. All the free standing kitchen appliances will be removed as will the Lounge ceiling light fitting.

Home Report

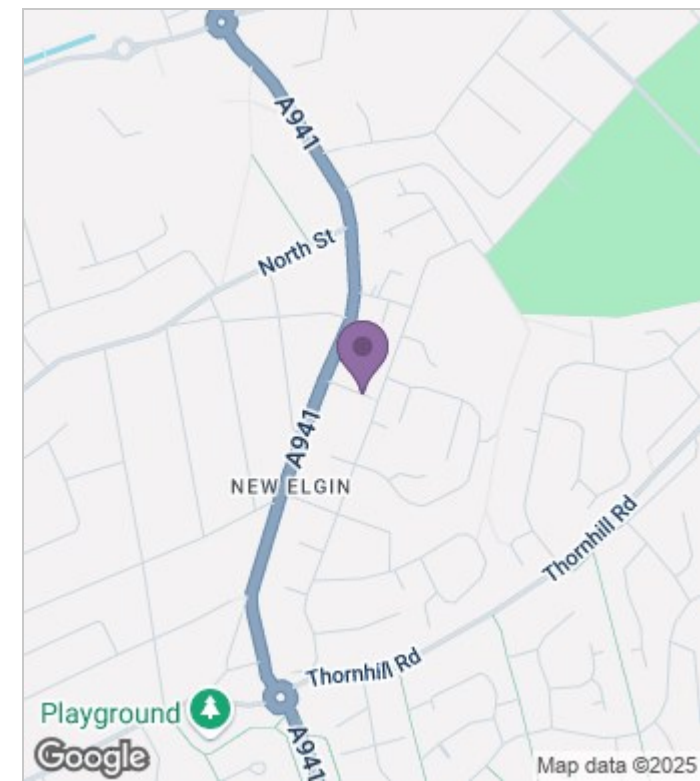
The Home Report Valuation as at June, 2025 is £125,000, Council Tax Band C and EPI rating is D.






Ground Floor
Approx 32 sq m / 340 sq ft

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		
(69-80) C		
(55-68) D	68	78
(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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