



**10 Hamilton Crescent, Elgin, IV30 4NW**  
**Offers Over £285,000**

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



## Spacious 4-Bedroom Bungalow in a Prime Elgin Location

Tucked away in one of Elgin's most desirable and established residential areas, this charming four-bedroom detached bungalow offers a rare opportunity to create a truly special home. With generous proportions throughout and a peaceful setting backing onto Quarrywood, the property combines space, privacy, and potential in equal measure.

The accommodation is well laid out and includes a welcoming entrance vestibule and hallway, a bright and spacious lounge with a large picture window, and a sizeable dining kitchen that enjoys views over the rear garden. A rear hallway leads to a delightful sun lounge extension—perfect for relaxing and enjoying the garden outlook year-round.

There are four well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or home working, along with a generous shower room. While the property would benefit from some upgrading and modernisation, it offers a solid foundation and excellent scope for personalisation.

Outside, the home is set within sizeable gardens to both the front and rear, with the rear garden enjoying a particularly tranquil aspect as it backs directly onto the mature woodland of Quarrywood. This peaceful, leafy backdrop provides a wonderful sense of seclusion and connection to nature.

Additional benefits include gas central heating, double glazing throughout, a private driveway, and a garden store.

This is a rare opportunity to secure a spacious bungalow in a highly sought-after part of Elgin, with the potential to create a beautiful and bespoke home in a truly idyllic setting.







### Entrance Vestibule : Hallway

4'11" x 12'8" and 17'10" x 2'10" (1.5 x 3.87 and 5.45 x 0.87)

Covered entrance opens into the Vestibule and "L" shaped hall with archway. Cupboard. 3 ceiling light fittings, radiator and carpet.

### Lounge

17'11" x 13'9" (5.47 x 4.2)

A spacious and well-proportioned lounge featuring a large picture window that offers a pleasant view of the front garden, filling the room with natural light. Focal point fireplace (not currently in use), Central ceiling light, 2 radiators and carpet. Connecting door to Dining Kitchen.



### Dining Kitchen

16'9" x 10'4" (5.13 x 3.16)

Excellent sized dining kitchen currently comprising a full range of fitted units, breakfast bar, space for table and chairs plus plenty additional space for redesigning. Fitted shelving. Fitted storage cupboards with combination boiler. Ceiling light and 3 spotlights, radiator, carpet and vinyl flooring. Triple picture window overlooking the rear garden. Door to rear hall.



### Rear Hall

3'8" x 6'9" (1.14 x 2.08)

Rear hallway with back door and giving access to the :-

### Sun Lounge

11'9" x 11'6" (3.6 x 3.53)

Most attractive addition to the original house with full height windows on 2 low walls bathing the room in natural light. Ceiling light fitting, radiator and parquet flooring.

### Bedroom 1

13'10" x 11'11" (4.23 x 3.64)

Double front facing bedroom with fitted storage. Ceiling light fitting, radiator and carpet.

### Bedroom 2

11'3" x 10'9" (3.45 x 3.29)

Double rear facing bedroom with fitted storage. Ceiling light fitting, radiator and carpet.

### Shower Room

8'2" x 6'6" (2.49 x 2)





### Bedroom 3

11'1" x 13'8" (3.4 x 4.17)

Large double front facing bedroom with fitted storage. Ceiling light fitting, radiator and carpet.

### Bedroom 4

12'6" x 8'8" (3.82 x 2.66)

Versatile room, rear facing with fitted storage.

### Utility Room

6'5" x 5'7" (1.96 x 1.72)

Handy Utility space with Belfast sink, worktop and shelving plus space for appliances. Great potential for 2nd wc.

### Garden

This property boasts beautifully maintained front and rear gardens that enhance its curb appeal and offer tranquil outdoor living.

The front garden presents a welcoming and tidy appearance, framed by a low brick wall with a driveway up the right hand side. It features a variety of well-kept plants, including trimmed bushes and ornamental grasses.

The rear garden is a spacious retreat, dominated by a lush green lawn and bordered by mature trees and shrubs. Its open layout and natural surroundings provide a peaceful and private space, perfect for relaxation, family activities, or entertaining guests.

### Garden Store

Outside garden store.

### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral appliances in the kitchen.

### Home Report

The Home Report Valuation as at July 2025 is £285,000, Council Tax Band E and EPI rating is D.



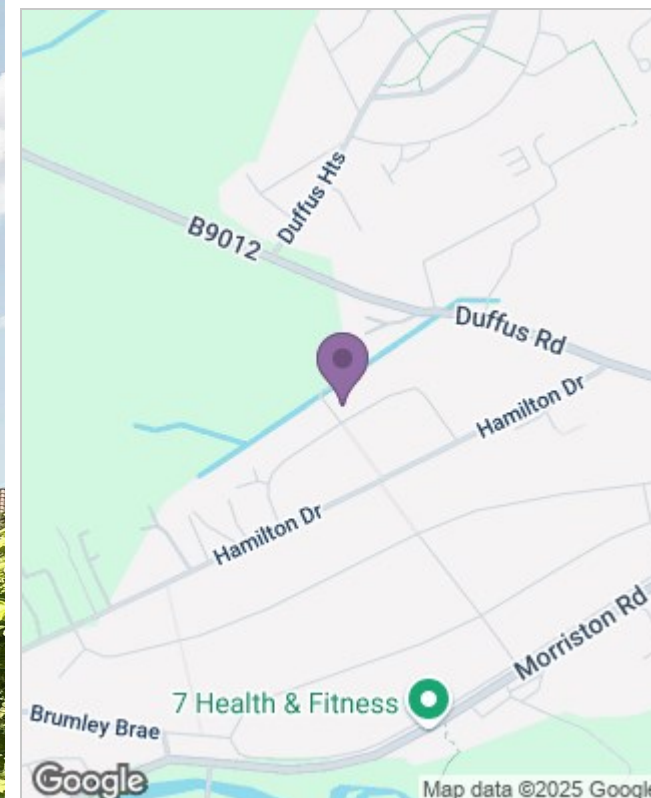
Approx Gross Internal Area  
145 sq m / 1564 sq ft




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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>56</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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