



**3 Ernest Hamilton Court, Elgin, IV30 4GH**  
**Offers Over £155,000**





Nestled in the charming area of Ernest Hamilton Court, Elgin, this delightful end-terrace house presents an excellent opportunity for first-time buyers seeking a well-presented home. Spanning an inviting 796 square feet, the property boasts a comfortable reception room, perfect for relaxing or entertaining guests. The house further features two generously sized bedrooms, a dining kitchen and a bathroom. Built between 1990 and 1999, this property combines modern design with a homely feel, making it an appealing choice for those looking to establish their roots in a friendly community.

With its attractive layout and thoughtful design, this home is not only functional but also offers a warm atmosphere that is sure to make you feel at ease. Whether you are starting your journey into homeownership or seeking a cosy retreat, this property is a wonderful option that should not be missed.

**Entrance**

4'0" x 5'6" (1.24m x 1.68m)  
Double glazed front door leads to the entrance hall. Matwell, pendant light and cupboard with shelving and coat hooks. Glass panel door to Hallway and door to Dining Kitchen.

**Dining Kitchen**

9'0" x 11'0" (2.75m x 3.37m)  
Fitted with a range of base and wall-mounted units. Space for fridge freezer. Plumbing for a washing machine. One and a half bowl stainless steel sink with mixer tap beneath window to the front with blinds. Built-in oven and hob with chrome extractor hood above. Heat detector, radiator and quadruple spotlight fitting. Space for a dining table and chairs.

**Hallway**

Radiator, pendant light, smoke detector and wood laminate flooring. Staircase to upper floor. Glass panel door to:-

**Lounge**

15'6" x 13'0" at widest points (4.73m x 3.98 at widest points)  
Bright and airy Lounge with patio doors leading to the rear garden. Laminate flooring, smoke detector, pendant light fitting and radiator. Under-stair cupboard.







## Upper Floor

A carpeted staircase with wooden bannister leads to the upper landing. Pendant light, smoke detector, hatch to loft space and cupboard housing boiler and shelving. Doors to both bedrooms and bathroom.

## Bathroom

7'0" x 6'4" (2.15m x 1.94m)

Fitted with a three-piece white suite comprising a bath with electric shower fitted over and a shower screen in place, pedestal wash hand basin and WC. Wetwall in the bath area and tiling to dado height behind WHB and WC. Ceramic tiled flooring, radiator, triple light fitting, opaque window and extractor fan.



## Bedroom 2

7'11" x 12'6" (2.42m x 3.83m)

Double bedroom with a window to the rear with a curtain pole above. Built-in wardrobe with double doors, hanging and shelved storage. Fitted carpet, radiator and triple light fitting.

## Master Bedroom

13'3" x 9'0" (4.06m x 2.76m)

Good-sized double bedroom with a window to the front with a curtain pole above. Built-in wardrobe with double doors, hanging and shelf storage. Laminate flooring, radiator and quadruple light fitting.



## Outside

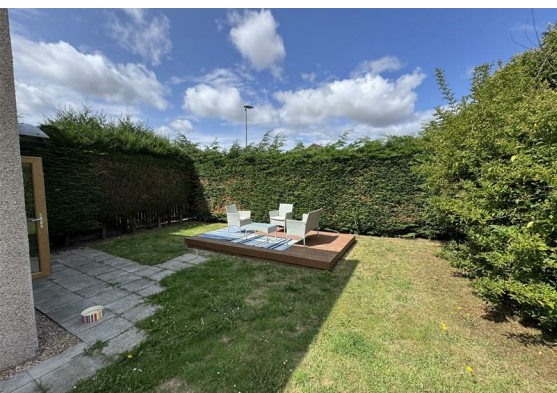
Low-maintenance front garden with path to the door. Flower and shrub border and raised patio with rotary clothes dryer. To the side and rear are lovely private gardens which are laid to lawn with a raised decked patio. Paved patio outside the Lounge. Shed. Resident parking.

## Fixtures and Fittings

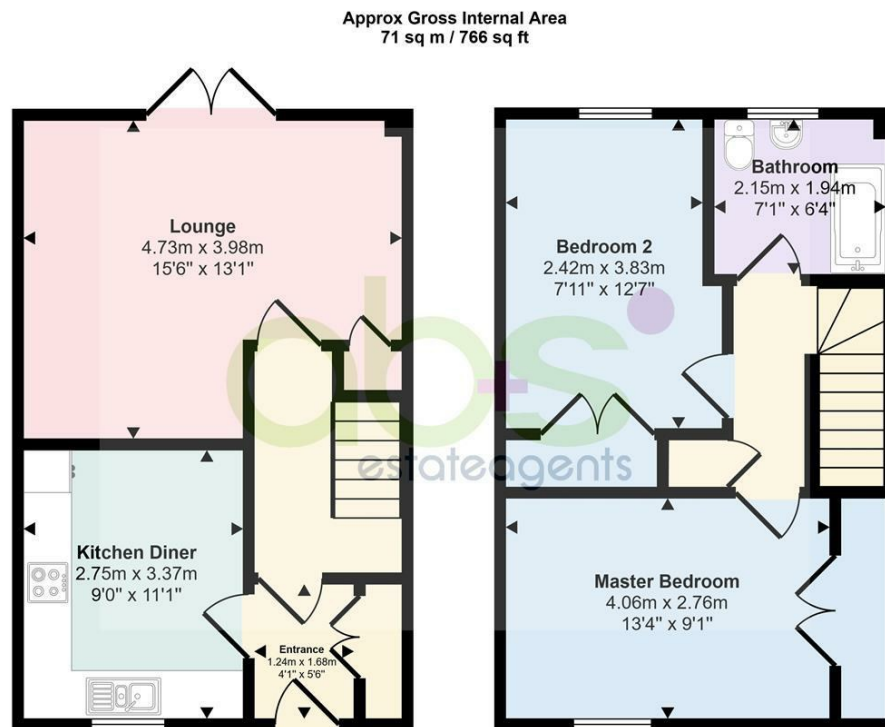
The fitted floor coverings, blinds, and most light fittings (apart from those in the hallway and lounge) will be included in the sale price, along with the integrated oven and hob.

## Home Report

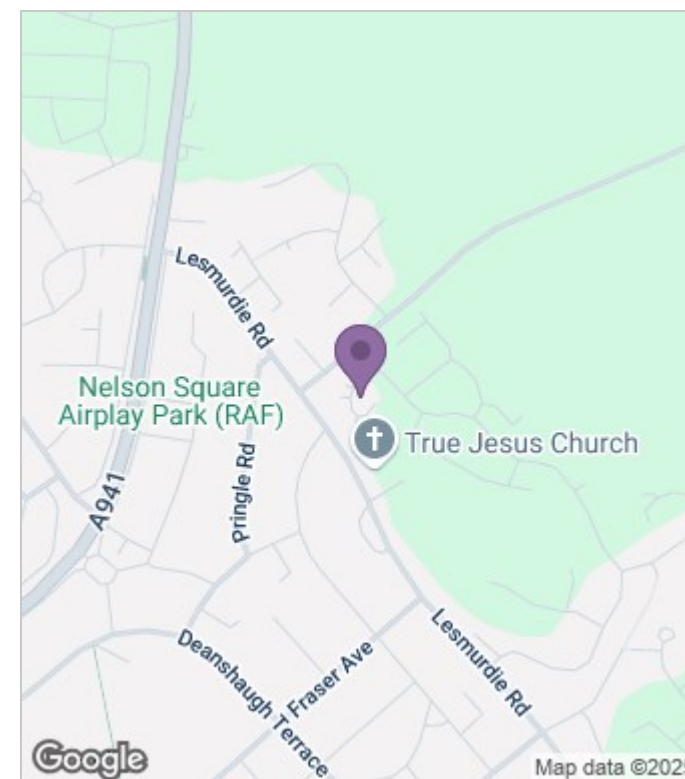
The Home Report Valuation as at July, 2025 is £155,000, Council Tax Band B and EPI rating is C.







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>                            |                         |           |
| (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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.