



19 Greyfriars Street, Elgin, IV30 1LF
Offers Over £80,000

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Charming 1-bedroom ground floor flat in a superb central Elgin location, offering easy access to shops, transport and local amenities—an ideal home or investment in the heart of the city.

This well-positioned 1-bedroom ground floor flat enjoys an enviable spot in the heart of Elgin city centre, placing a wide range of shops, cafés, services and transport links right on the doorstep.

Set within a traditional stone building, the property offers a comfortable and practical living space suited to first-time buyers, downsizers or investors seeking a strong rental opportunity. The flat benefits from a private front entrance plus a courtyard style layout to the rear, providing a sense of privacy while still maintaining excellent accessibility. With its characterful exterior, central convenience and appealing layout, this property represents a fantastic opportunity to secure a home in one of Elgin's most sought-after and well-connected areas.



Entrance Hall

7'1" x 4'8" (2.18m x 1.44m)

Recessed entrance off Greyfriar's street to entrance hall.

Lounge

12'9" x 15'0" (3.89m x 4.58m)

Lovely generous Lounge with front facing window, blinds in place. Sofa, table and chairs and display book cases. Ceiling light fitting, radiator and laminate wood flooring.

Kitchen

7'4" x 10'8" (2.25m x 3.27m)

Kitchen with rear facing window and good range of units with work surfaces along with sink, mixer tap and drainer. Fridge/freezer, washing machine and cooker with hood - all to be included in the sale and as seen. Ceiling spotlight, radiator and laminate tile flooring.





Bedroom

9'3" x 14'11" (2.83m x 4.56m)
Generous double aspect bedroom with plenty space for furniture.

Rear Hall

4'1" x 3'6" (1.27m x 1.08m)
A door at the rear of the lounge opens to two steps up to the rear lobby with back door of the flat and access to the bathroom.

Bathroom

10'4" x 6'7" maximum measurements (3.15m x 2.03m maximum measurements)
L shaped partially tiled bathroom with bath with shower fitted over, wash hand basin and wc below opaque window. Ceiling light, radiator and vinyl flooring.

Outside, Rear and Boiler Cupboard

The rear exit door opens into a small enclosed area. A timber boiler cupboard is positioned opposite the door, and a low timber picket gate provides access to an adjoining rear yard which the flat has a pedestrian right of access over.

Rear of Property

Pedestrian right of access via the Pend to an open area and the rear entrance to the flat via timber gate and below external stair to the flat above.

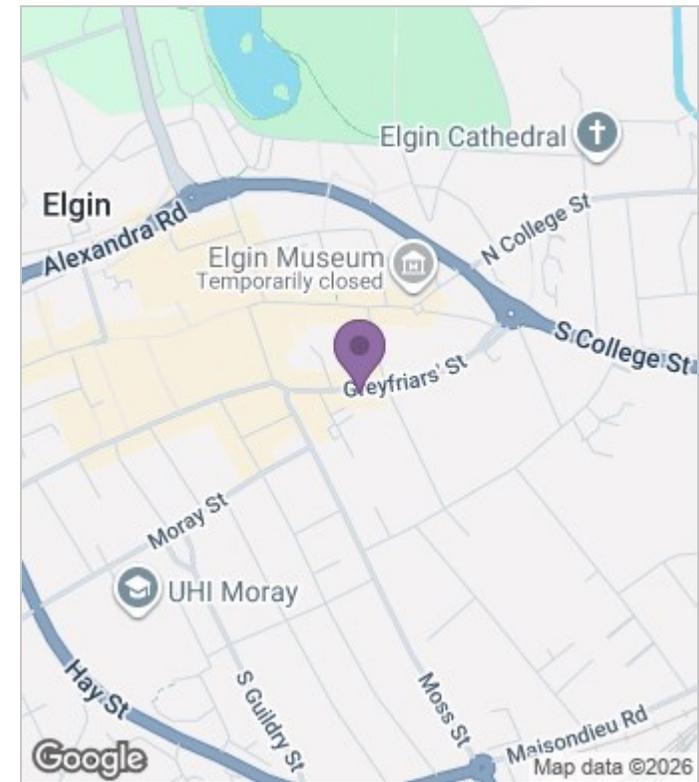
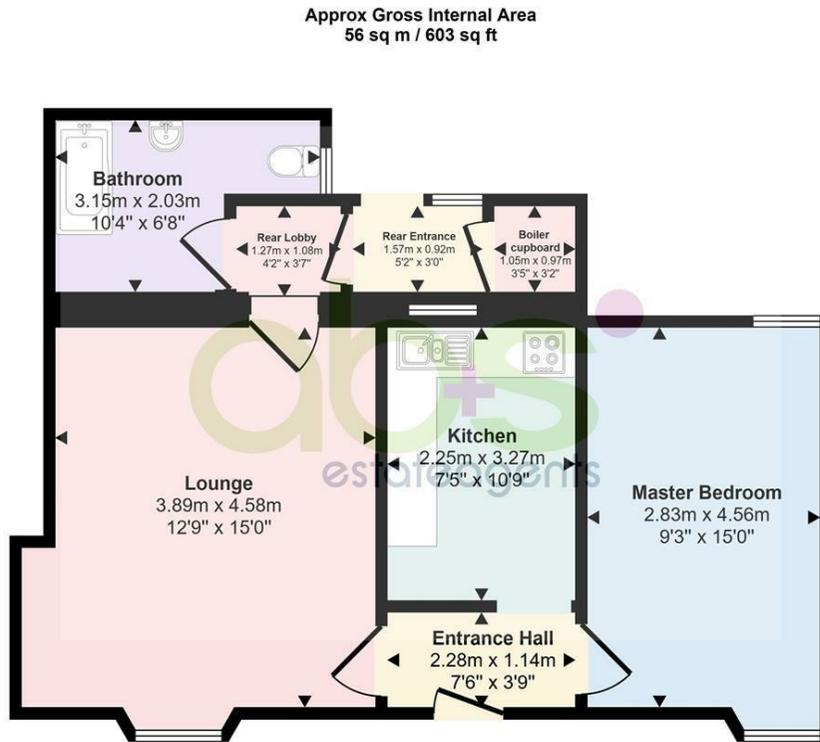
Home Report

Home Report Valuation is £80,000 as at 10th March, 2026, EPC rating D and Council Tax Band A.

Fixtures and Fittings

The flat is being sold as seen with the contents in situation.





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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	