



2 North Street, Elgin, IV30 6BS
Offers Over £175,000

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This exceptional bespoke apartment presents a rare opportunity to acquire a beautifully crafted home with its own private ground-floor entrance, leading to an elegant first floor designed with both style and comfort in mind. The spacious lounge is flooded with natural light, enhanced by rich flooring and a feature fireplace that creates a warm and inviting atmosphere. The magnificent master bedroom impresses with dual his-and-hers wardrobes, triple-glazed windows, and a luxurious en suite bathroom complete with a stunning freestanding bath. The sleek, high-quality kitchen is thoughtfully planned with integrated appliances, generous work surfaces, and a striking feature window, flowing effortlessly into a bright dining area with bay window seating and an additional fireplace. A well-proportioned second bedroom and an attractive modern shower room add to the practicality of the layout. Completing this superb home is a fully lined and decorated three-area attic, offering a dedicated office, a utility zone, and extensive storage—providing exceptional versatility for modern living.



The current owners have carried out a full and comprehensive renovation to the property including high-performance insulation to the external walls, internal walls and ceilings.

Of further note, the master bedroom windows are triple glazed and include 'Stadip Silence Glass' for noise reduction and the en suite has under floor heating. The flooring in the Lounge is beautiful Black American Walnut. In addition, there is a small but perfectly formed bespoke bar that has been installed within the Dormer window in the Lounge.



Entrance

6'5" max x 3'5" max (1.98 max x 1.06 max)
Main door opens into a most attractive entrance with discreet understair housing the washing machine (to be removed) as well as coat and shoe storage. Feature staircase to the first floor landing





Landing

Contemporary landing features a glass-panelled staircase with creating an open and airy feel. A large roof window floods the space with natural light. Stylish touches such as recessed lighting, a wall mirror, and a small seating/desk area, giving the space both functionality and a welcoming, modern character.

Lounge

20'7" max x 18'4" max (6.28 max x 5.6 max)
Generously sized lounge featuring the stunning American Walnut flooring, stylish modern décor, and multiple windows that flood the room with natural light. The elegant fireplace creates a cosy focal point, while the spacious layout easily accommodates both relaxing and entertaining. Thoughtful touches—including a discreet window-seat drinks bar—add charm and practicality, making this an inviting and highly versatile living space.

Dining Room

13'11" x 10'8" (4.26 x 3.27)
Bright and generously sized dining room positioned conveniently beside the fully fitted kitchen, perfect for modern family living and entertaining. The room features a large bay window, soft neutral décor, and an elegant feature fireplace, creating a warm and inviting setting for both everyday meals and formal gatherings.



Fitted Kitchen

10'9" x 10'11" (3.3 x 3.35)
The high-quality kitchen features an impressive range of sleek cabinetry, beautifully complemented by contrasting granite work surfaces and matching upstands. A stylish ceramic sink with drainer is seamlessly integrated into the layout. This fully fitted space boasts premium Neff appliances, including a fridge/freezer, five-ring gas hob, double oven, microwave and slimline dishwasher. Excellent storage solutions such as a pull-out larder and Le Mans corner unit maximise practicality. A striking arched window provides an elegant focal point, filling the room with natural light and enhancing the overall sense of space and quality.



Master Bedroom

12'8" x 18'6" (3.88 x 5.65)

The impressive master bedroom offers a luxurious and exceptionally spacious retreat, beautifully styled with soft neutral décor and generous natural light from the three windows, which are triple glazed. The room comfortably accommodates a large bed, his and her wardrobes with ample space for additional furnishings, including a dedicated dressing area with an elegant vanity unit. Thoughtful architectural details, such as the angled ceilings and recessed lighting, add character while maintaining a bright, modern feel. Door to :-

En Suite Bathroom

10'4" x 7'7" (3.16 x 2.33)

The luxurious en suite bathroom offers a beautifully designed space finished to a high standard. A stunning freestanding claw-foot bath creates an elegant focal point, complemented by sleek floor-to-ceiling tiling and a contemporary wall-hung sink. Underfloor heating provides a warm, comfortable feel underfoot, while a chrome heated towel rail adds further convenience. Bright and inviting, with a discreet high-level window allowing natural light to flow through while maintaining privacy. A stylish and relaxing retreat, perfectly paired with the master bedroom.





Bedroom 2

9'5" x 10'9" (2.89 x 3.29)

A beautifully finished double bedroom featuring elegant neutral tones, excellent natural light from both a dormer window and rooflight, and sleek mirrored wardrobes that enhance the sense of space. Refined and versatile, it offers an ideal setting for a luxurious guest room, stylish bedroom, or sophisticated home office.

Shower Room

6'6" x 9'10" (2 x 3)

A beautifully appointed shower room featuring a sleek corner shower enclosure, contemporary sanitaryware and warm wood-effect flooring. A rooflight floods the space with natural light, while the chrome heated towel rail adds a luxurious finishing touch. Stylish, bright and impeccably presented.

Attic

6'5" x 42'3" and 6'4" x 32'5" (1.96 x 12.90 and 1.95 x 9.9)

3 section attic with heavily coombed ceiling, downlights and velux windows. Section 1 offers a handy utility area. Section 2 offers a desk with study area and Section 3 affords generous storage plus the Vaillant boiler.

Outside

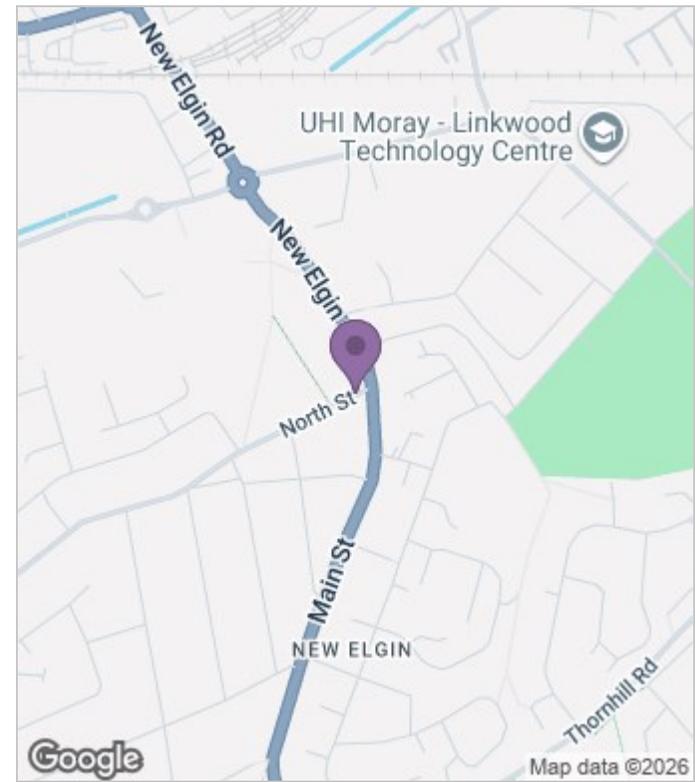
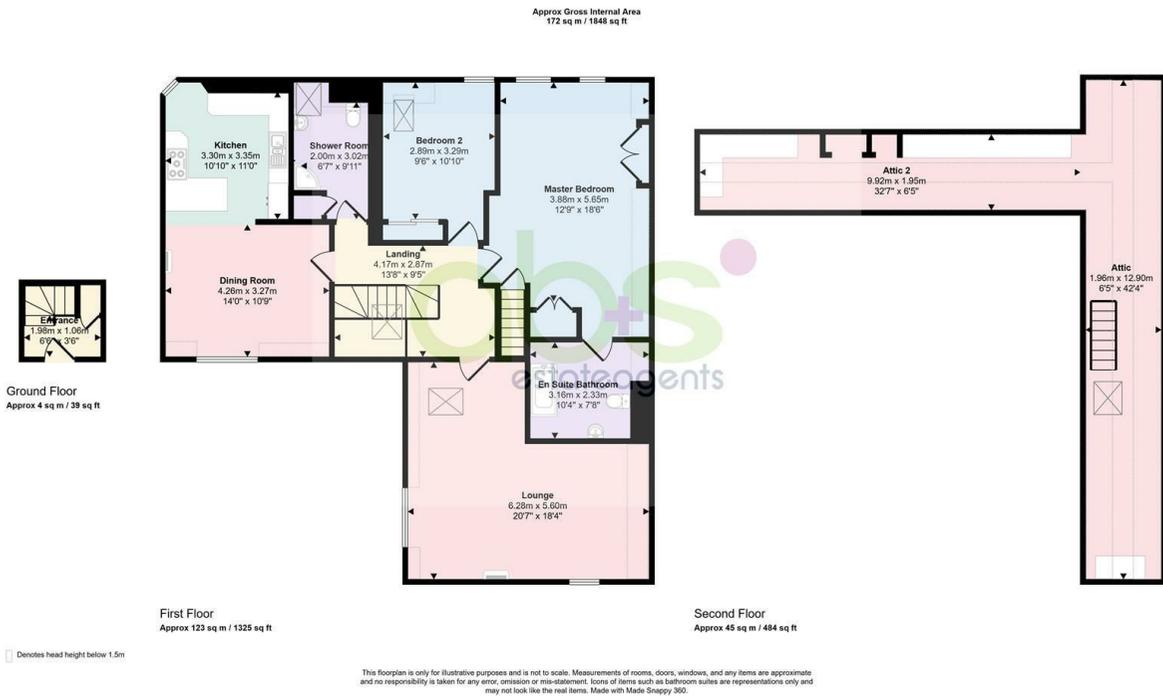
Generous lockblock parking forecourt with parking for the development with designated spaces for each property. Bin store area.

Home Report

Home Report valuation as at February 2026 is £175,000, Council Tax Band B and EPI rating is D (which does not take account of the high performance insulation that has been installed).

Fixtures and Fittings

The fitted floor coverings, blinds and light fitting will be included in the sale price. The integral kitchen appliances and the wall mounted tv in the master bedroom will remain. Other appliances might be available separately.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

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