



15 Spynie Street, Elgin, IV30 4JS  
Offers Over £115,000

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



Charming 1-Bedroom Mid-Terraced Bungalow with garden and outbuilding – Spynie Street, Bishopmill, Elgin

This well-presented bungalow is situated in the popular Spynie Street area within Bishopmill, Elgin. The property is in excellent order throughout and benefits from an updated kitchen and modern shower room.

Accommodation includes a generously sized double bedroom, a bright and well-proportioned lounge, and a rear porch leading to a spacious garden. The garden features a secure timber outbuilding, offering additional storage or workshop space.

This home combines comfort and convenience in a sought-after location—ideal for first-time buyers or those looking to downsize.

### Home Report

The Home Report Valuation as at December 2025 is £115,000, Council Tax Band A and EPI rating is C.

### Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings ( the front door external light will be replaced) will be included in the sale price.

### Entrance Hallway

3'3" x 10'9" (1 x 3.3)

Inviting entrance hall with triple spotlight, radiator and wood effect flooring. Excellent double cupboard. Hatch to loft space. Wall mounted coat hooks.







### Kitchen

12'5" x 7'6" (3.8 x 2.3)

Bright Kitchen with two large windows affording excellent natural light. Good range of light coloured fitted units which are complemented by dark work surfaces and splashback tiling. Sink with mixer tap and drainer. Space for appliances. Vokera wall mounted boiler. Integral electric oven with hob and extractor hood. Recessed downlights, radiator and wood effect flooring.

### Double Bedroom

10'9" x 10'2" (3.3 x 3.1)

Rear facing double bedroom with double fitted wardrobe. Ceiling light, radiator and carpet.

### Shower Room

7'0" x 6'0" (2.15 x 1.85)

Stylish fully tiled shower room. Vanity unit and cupboards along one wall incorporating wash hand basin, wc and good storage plus display shelf. Shower enclosure. Vanity mirror with lighting. Downlights, ladder radiator and vinyl flooring. High level window. Xpelair. Large cupboard.

### Lounge

13'1" x 12'5" (4 x 3.8)

Nicely proportioned Lounge with two rear facing windows and radiator fitted below. Ceiling downlights and carpet. Door to :-

### Rear Porch

5'6" x 3'4" (1.7 x 1.02)

Lovely feature of the property which access the rear garden.

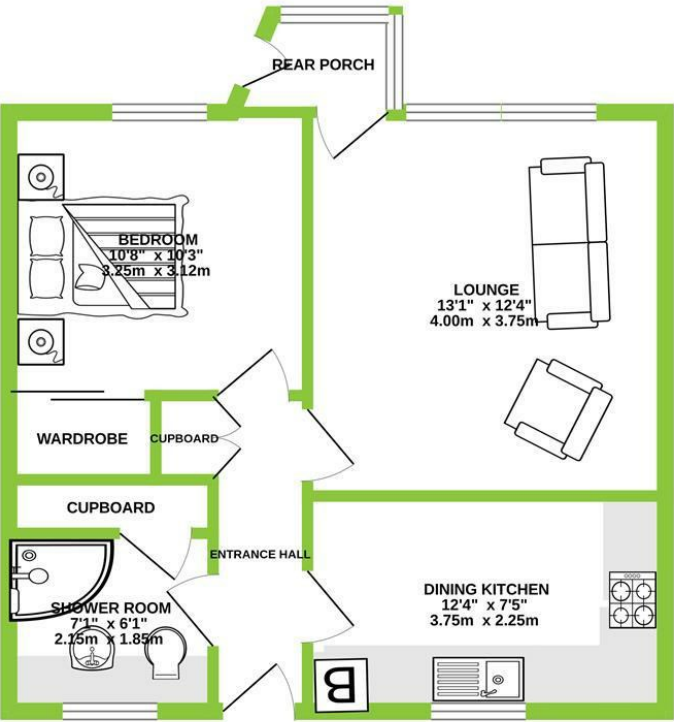
### Garden

Front garden laid to gravel chips and pathway to the front door. The rear garden is generous and fully enclosed. Laid to a mix of lawn with feature pathway, mature shrubs and gravel chips. Secure timber outbuilding. Secure gate to rear lane.





GROUND FLOOR



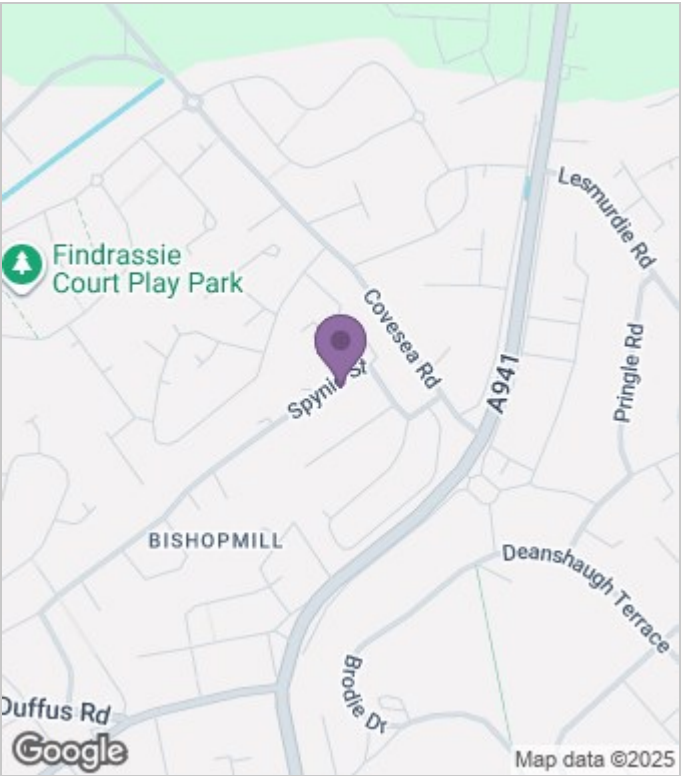
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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151 High Street, Elgin, Moray, IV30 1DX  
T. 01343 564123 | E. enquiries@abands.uk.com  
www.abands.uk.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	