



19 Blantyre Place, Elgin, IV30 4DN

Fixed Asking Price £225,000

4 2 2 D

abs+
estateagents

£5,000 UNDER HOME REPORT VALUATION

Enjoying a convenient situation in Blantyre Place within ever popular Bishopmill, this attractive end-terrace house with 2 storey rear extension, offers a perfect blend of traditional character and modern convenience. Dating from the early 1900's and spanning an impressive 1,291 square feet, the property has been comprehensively upgraded by the current owners ensuring a comfortable and stylish living experience.

Upon entering, you are welcomed by a vestibule that leads into a bright dining area that flows seamlessly into a contemporary fitted kitchen. The kitchen is a true highlight, featuring patio doors that open up to a large garden, ideal for outdoor entertaining or simply enjoying the fresh air. The spacious lounge, complete with a cosy stove, is perfect for those chilly evenings.

The ground floor also boasts a utility room, a newly fitted shower room, and a convenient double bedroom, making it suitable for guests or those who prefer single-level living. Ascending to the upper floor, you will find three further bedrooms, each offering ample space and natural light, along with a well-appointed bathroom and generous storage options.

The generous rear garden is accessed by a shared drive with No 17 and offers the option of off street parking plus the addition of a garage (subject to planning consent), adding to the practicality of this great family home.





Entrance Vestibule

5'2" x 4'8" (1.59 x 1.44)

Vestibule with staircase to the upper floor. Ceiling light, radiator and carpet. Coat hooks. Part glazed door to :-

Dining Nook

8'7" x 13'10" (2.64 x 4.22)

Useful area for family dining with open archway to the kitchen. Recessed storage. Feature light fitting, radiator and oak effect flooring.

Lounge

11'7" x 17'3" (3.55 x 5.27)

Comfortable and welcoming lounge ideal for family living, featuring a cozy multi-fuel stove set within a stylish fireplace and warm wooden flooring. A front-facing window fills the space with natural light, while two arched display recesses and tasteful décor add charm and practicality.

Kitchen

8'1" x 14'9" (2.48 x 4.52)

Modern, light-filled kitchen featuring sleek white cabinetry, warm wood accents, and high-end appliances. A large skylight and glass doors open to the garden, enhancing the spacious feel. Includes a stylish breakfast bar—perfect for casual dining and entertaining.



Bathroom

6'5" x 8'11" (1.97 x 2.73)

Stylish and practical family bathroom featuring wood-effect tiling, a glass-enclosed shower, and a separate bathtub—ideal for busy mornings and relaxed evenings. Includes a sleek vanity unit, tall radiator, and natural light from the window, offering both style and everyday convenience.

Utility Room

4'9" x 8'9" (1.45 x 2.68)

Well-organized utility area featuring a washing machine, ample countertop space, and overhead storage cabinets. Light décor and practical layout make it ideal for laundry and everyday household tasks, with easy access to the adjoining kitchen.



Bedroom 4

11'11" x 9'4" (3.64 x 2.86)

Versatile ground-floor bedroom with direct access to the garden, ideal for guests, teens, or multi-generational living. Features wooden flooring, built-in storage, and plenty of natural light from the window and garden-facing door.



Upper Floor

Carpeted staircase to the upper floor. Double cupboard. Door to Bedroom 2. Hallway with Boiler Room.



Bedroom 2

10'1" x 14'3" (3.09 x 4.35)

Bright and well-presented upstairs bedroom featuring bay windows with striped blinds, light wood flooring, and recessed lighting. Includes built-in storage, a cozy sleeping area under a sloped ceiling, and tasteful décor.



Boiler Room

5'11" x 5'5" (1.81 x 1.66)

Worcester boiler. Great storage.

Landing

8'6" x 6'5" (2.6 x 1.96)

Bright and functional landing space featuring a stylish cosmetic table with illuminated mirror and a built-in cupboard for extra storage. Neutral décor and soft carpeting create a calm and practical transition between rooms.





Bedroom 1

9'8" x 12'7" (2.97 x 3.84)

Spacious and light-filled main bedroom with wooden flooring, built-in storage, and a large window overlooking the rear garden. Offers a peaceful retreat with pleasant views and practical layout, ideal for family comfort.

Bathroom

5'11" x 6'2" (1.81 x 1.89)

Modern upper floor bathroom featuring a sleek white suite with black fixtures, grey tiled walls, and a frosted window for privacy and natural light. Includes a bathtub with shower screen and illuminated mirror—ideal for family use with a clean, contemporary finish.



Bedroom 3

8'2" x 10'4" (2.49 x 3.15)

Bright fourth bedroom with a rear-facing window offering garden views. Features built-in wardrobe space, wooden flooring, and neutral décor—ideal as a child's room, guest space, or home office.

Front Garden

Attractive stone-fronted property with a paved entrance and charming metal railing, set back slightly from the street for added privacy. Well-presented frontage offers curb appeal and a welcoming first impression.



Rear Garden

Shared drive with No 17 providing vehicular access to the rear garden for parking, if desired, via double timber gates. Spacious and well-maintained rear garden with a generous lawn, bordered by wooden fencing and stone walls for privacy.

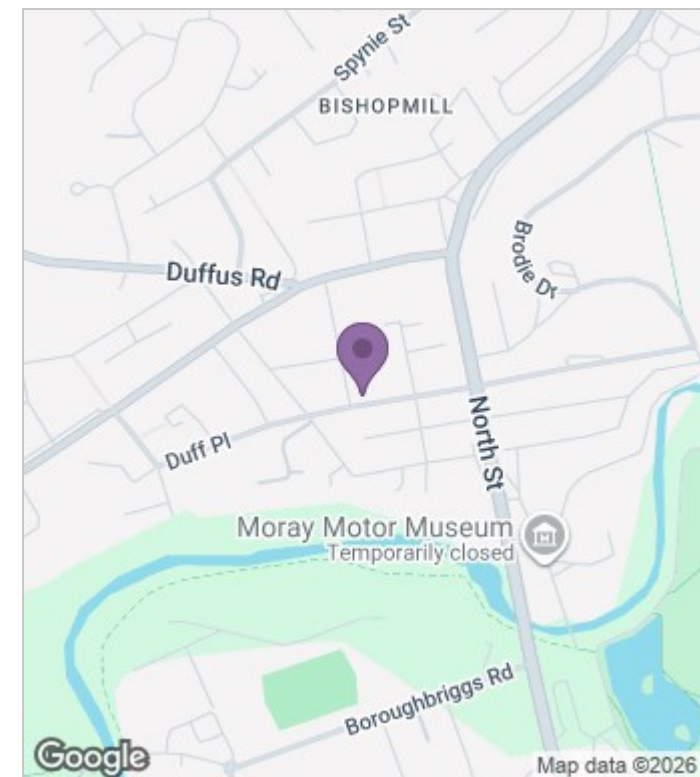
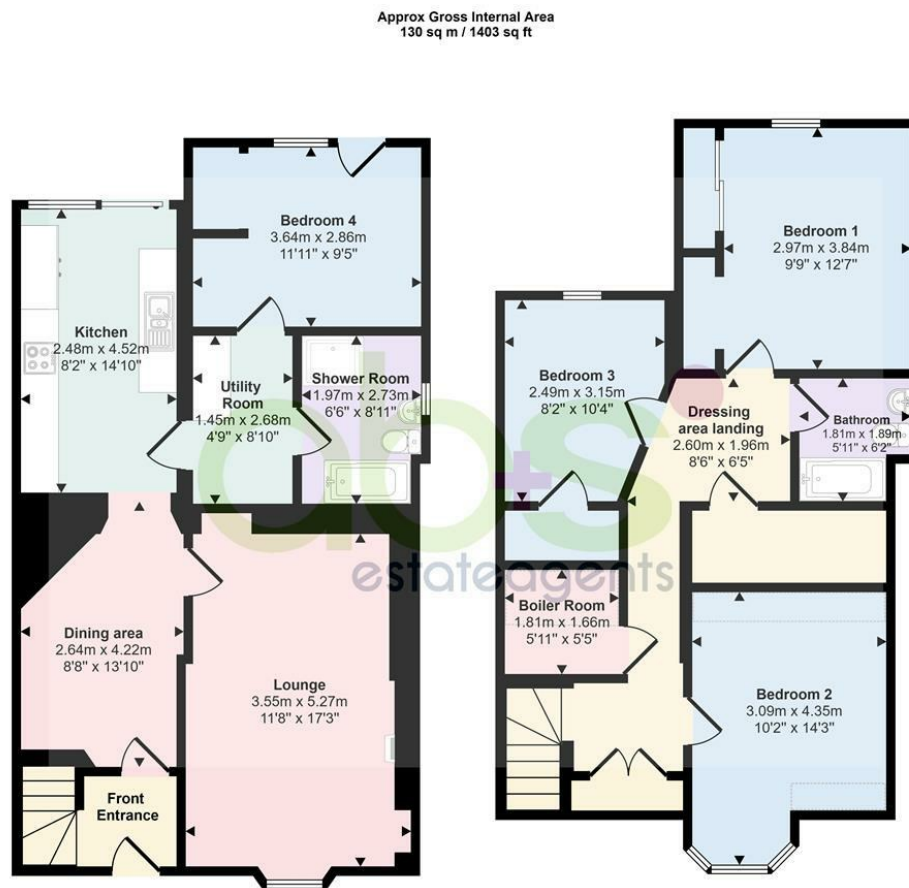
Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer and the cooker.

Home Report

The Home Report Valuation as at September, 2025 is £230,000, Council Tax Band D and EPI rating is D.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.