



5 Young Street, Elgin, IV30 1TG  
Offers Over £240,000

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Nestled in the charming area of Young Street, Elgin, this delightful semi-detached house, built in the 1930s, offers a perfect blend of classic character and modern convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal home for families or those who enjoy hosting guests.

The house boasts three bedrooms, ensuring comfortable living for all occupants. Additionally, there is a bathroom and a shower room, which add to the practicality of the home, particularly during busy mornings. The thoughtful layout of the property allows for a harmonious flow between the living spaces, creating an inviting atmosphere throughout.

One of the standout features of this residence is the generous parking provision, accommodating up to four vehicles and offering convenience for families with multiple cars or for those who enjoy having visitors.

Situated in the sought-after west end of Elgin, this property benefits from a peaceful neighbourhood while still being within easy reach of local amenities, schools, and transport links. The area is known for its community spirit and picturesque surroundings, making it a wonderful place to call home.

In summary, this semi-detached house on Young Street presents an excellent opportunity for those seeking a comfortable and spacious family home in a prime location. With its charming features and practical layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

**Porch**

A hardwood front door with glass panels leads to the porch. Cupboard with coat hooks and a slightly coombed ceiling, also leading to an under-stair cupboard housing the electricity meter and fusebox. Door to:-

**Hallway**

The hallway is fitted with carpet and includes a radiator, a smoke detector and a light fitting. It provides access to the lounge, dining room, kitchen, shower room and the first floor via the stairs.

**Lounge**

Good-sized lounge which features a bay window to the front fitted with curtains and blinds. Fireplace with wooden mantelpiece, fitted carpet, radiator, and a light fitting.

**Dining Room**

This dining room has space for a large dining table and chairs. Fitted carpet, radiator, a fireplace (not in use), and a triple-light fitting. Cupboard with shelving. Double french doors with blinds lead to the conservatory.

**Conservatory**

Windows on three sides. Double doors to the rear garden. Laminated flooring.

**Shower Room**

Fitted with a shower cubicle with mains shower, corner wash hand basin and WC. Radiator, ceiling light and extractor fan.







## Kitchen

The kitchen is fitted with a variety of wood-fronted cabinets and drawers. It features a tiled splashback above the countertops. Oven, hob, fridge, dishwasher and washing machine. Kitchen sink with a drainer beneath a window to the side with blinds. Strip light, radiator and laminate flooring. Door to rear garden.

## Upper Landing

Staircase to upper floor with window at the half landing and also at the top, providing plenty of natural light. Doors to all Bedrooms and the Bathroom. Smoke detector, hatch to loft space and pendant light.

## Bedroom 2

Double Bedroom with twin windows to the front fitted with blinds and curtains. Cupboard. Fitted carpet, pendant light and radiator.



## Master Bedroom

Double bedroom with twin windows to the rear fitted with blinds and curtains. Fitted carpet, pendant light and radiator.

## Bedroom 3

The single bedroom is fitted with carpet and includes a built-in cupboard, a window to the rear with blinds, a radiator and a pendant light fitting.

## Bathroom

Three-piece white suite comprising bath with shower attachment, wash hand basin and WC. Opaque window to the side with blinds. Vinyl flooring, towel rail radiator and light fitting.



## Garage

Double doors to the front for vehicular access and pedestrian access to the side. Windows to the side and rear. Inspection pit. Cupboards, electricity and light.

## Gardens

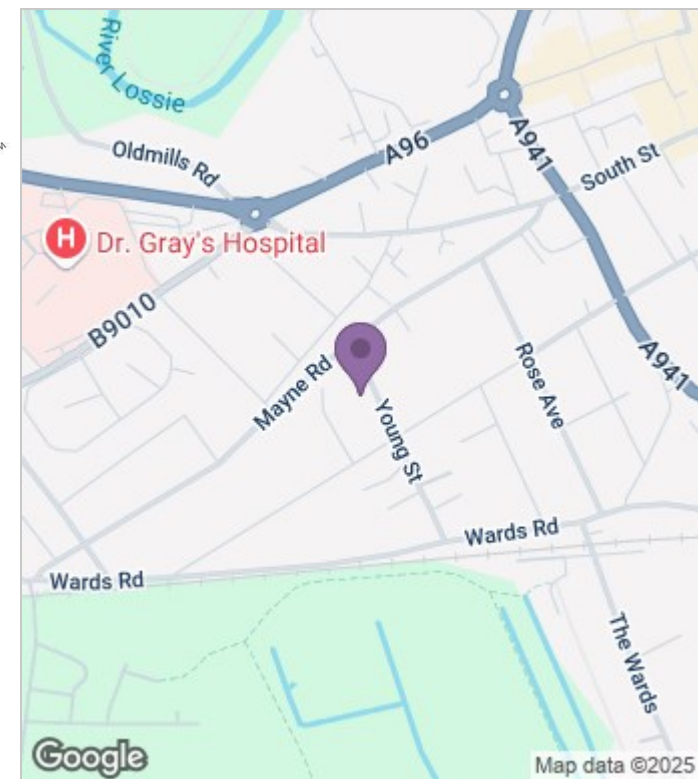
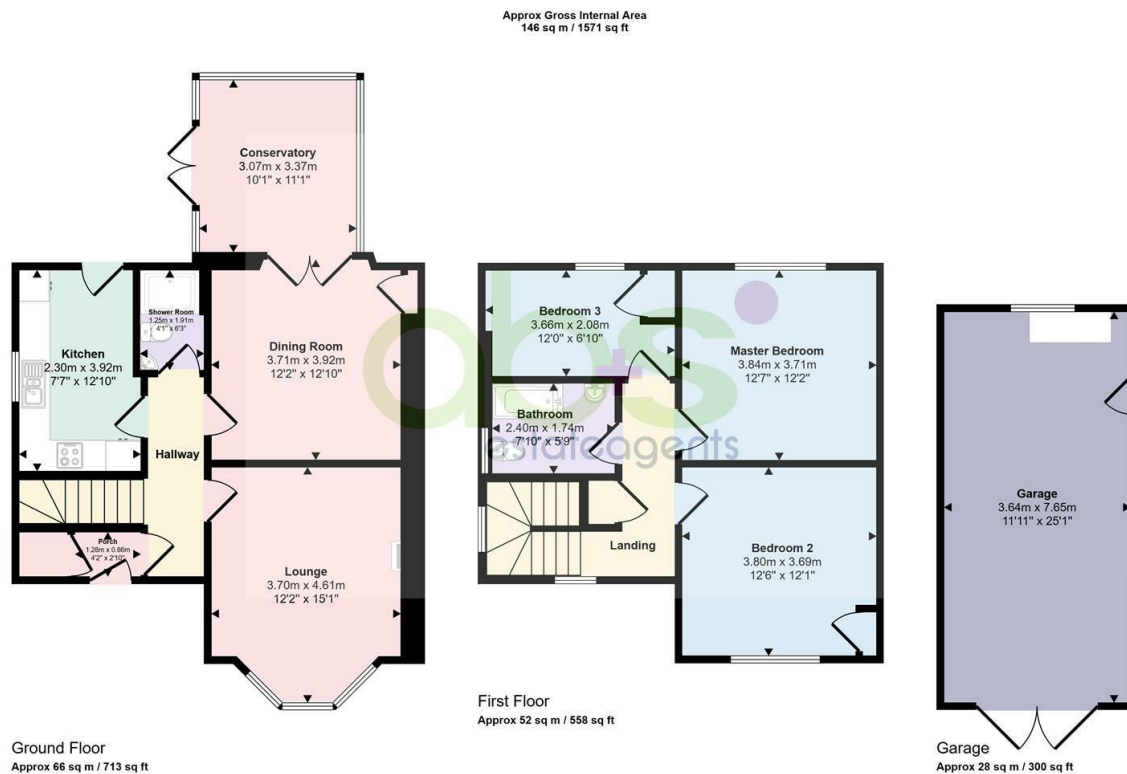
Long driveway with parking for several cars in tandem, which leads to the garage. To the front of the property is an area of lawn. Large enclosed garden to the rear. Stone shed.



## Home Report

The Home Report Valuation as of June, 2025 is £240,000, Council Tax Band D and EPI rating is E.





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.

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