



36 Golf View Crescent, Elgin, IV30 6JP
Offers Over £145,000

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estateagents

Nestled in the sought-after area of New Elgin, this charming semi-detached house on Golf View Crescent offers a delightful living experience. Built in 1978, this property boasts a generous 678 square feet of well-designed space, making it an ideal home for small families or couples seeking comfort and convenience.

As you enter, you are welcomed by a lovely large lounge, perfect for relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The property features two spacious bedrooms, providing ample space for rest and personalisation. The bathroom is well-appointed, catering to all your daily needs.

One of the standout features of this home is its cul-de-sac location, which ensures a peaceful environment while still being close to local amenities. The property also benefits from a driveway that accommodates up to three cars, along with a garage for additional storage or parking.

This semi-detached house is not only a comfortable living space but also a fantastic opportunity to become part of a vibrant community in New Elgin. With its blend of practicality and charm, this property is sure to appeal to those looking for a welcoming home in a desirable location. Don't miss the chance to make this lovely house your own.

Porch

3'7" x 4'0" (1.1 x 1.23)

Attractive entrance to the property with large window. Cupboard with meter and fuse box.

Lounge

12'9" x 18'4" (3.9 x 5.6)

Lovely large Lounge with front facing picture window bringing plenty natural light. Ceiling light, 2 radiators and laminate flooring. Also staircase to upper floor and cupboard. door to :-

Kitchen

12'9" x 8'4" (3.9 x 2.55)

Good range of fitted units with ample work surfaces, splashback tiling and sink with mixer tap and drainer. 2 windows and part glazed door to garden allow good natural light. Triple ceiling spotlight, radiator and vinyl flooring. Space for appliances.





Upper Landing

9'10" max x 9'6" max (3 max x 2.9 max)
Ceiling light fitting and carpet plus hatch to loft space. Spacious fitted cupboard.

Bedroom 1

12'9" x 8'10" (3.9 x 2.7)
Full sized double bedroom with rear facing windows. Fitted cupboard (over the stairwell). Space for additional furniture. Ceiling light, radiator and carpet.

Bedroom 2

12'9" x 8'2" (3.9 x 2.5)
Double front facing bedroom with fitted wardrobe. Ceiling light fitting, radiator and carpet.



Bathroom

6'2" x 6'2" (1.9 x 1.9)
Three piece suite comprising bath wc and wash hand basin. Electric shower fitted over bath, tiling and shower screen. Large window. Light fitting, radiator and vinyl flooring.

Garden

The front garden is laid to low maintenance gravel chips and pathway to the front door. Slab and gravel driveway affording generous off street parking in front of the garage. Small rear patio garden.

Garage

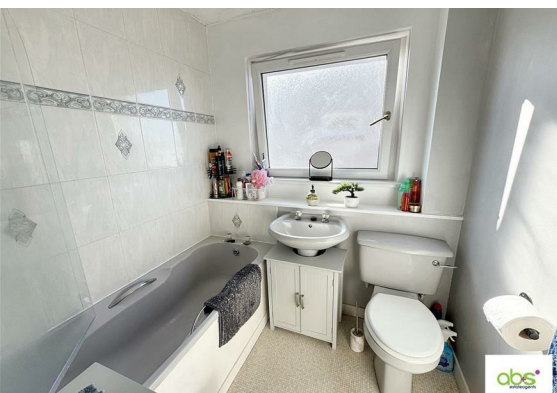
19'8" x 9'2" (6 x 2.8)
Single garage with up and over door, light and power.

Fixtures and Fittings

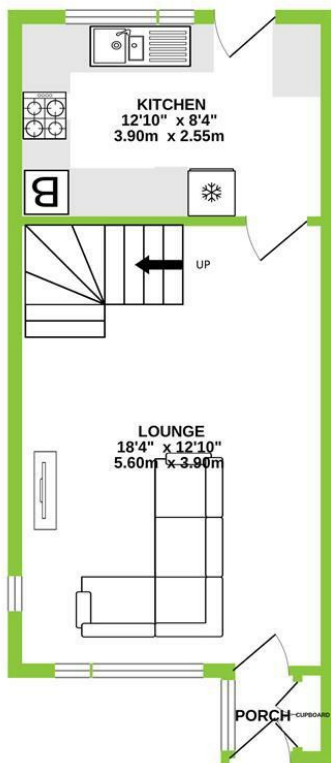
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price. The gas cooker can stay too if required.

Home Report

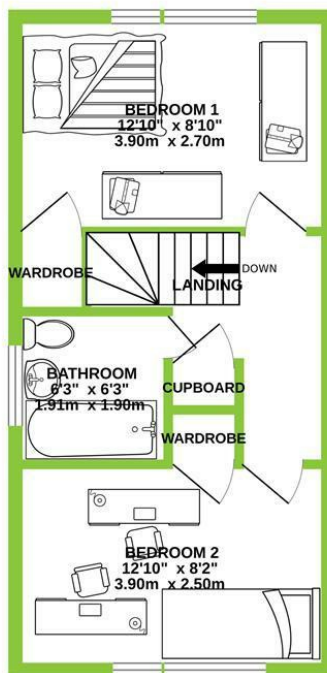
The Home Report Valuation as at April, 2025 is £150,000, Council Tax Band C and EPI rating is D



GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.

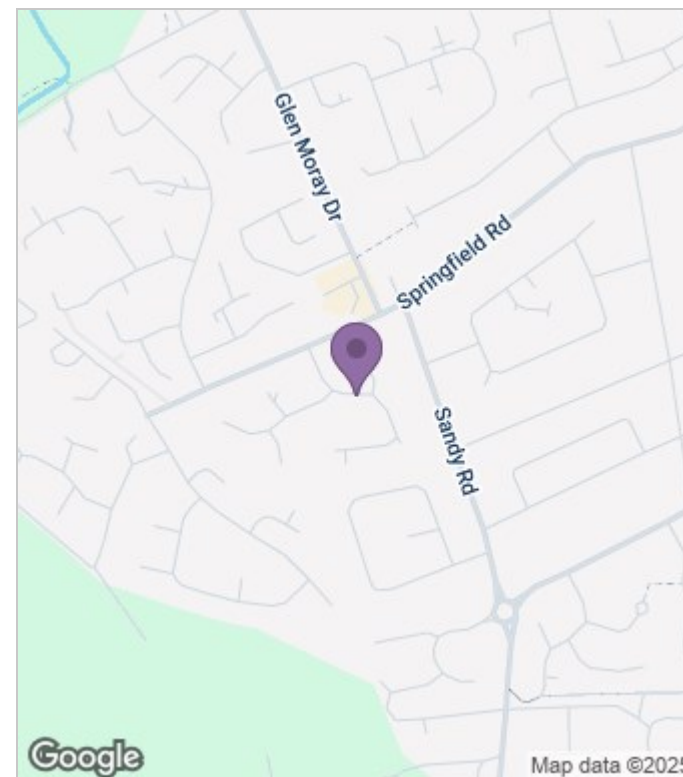


1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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