



2 Pinefield Crescent, Elgin, IV30 6HZ

Offers Over £120,000



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

Nestled in the popular charming area of Pinefield Crescent, Elgin, this delightful terraced house presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, it offers ample space for a small family or individuals seeking a peaceful retreat.

The house features secondary glazing, which enhances energy efficiency and provides a quieter indoor environment, making it a cosy haven throughout the seasons.

In summary, this terraced house on Pinefield Crescent is a wonderful opportunity for anyone looking to invest in a home or rental property in Elgin.

#### **Porch**

4'9" x 5'8" (1.47m x 1.74m)

UPVC door to the porch which has windows to the front and side. Two storage cupboards, one housing the gas boiler. Laminat4e flooring and ceiling light. Door to:-

#### **Hallway**

Doors to Lounge/Diner and Kitchen. Staircase to upper floor. Under stair cupboard. Ceiling light, smoke detector, radiator and laminate flooring.

#### **Lounge/Diner**

9'11" x 19'5" (3.03m x 5.93m)

Good sized room with windows to the front and rear, both fitted with secondary glazing and curtains. Ample space for lounge and dining furniture. Two spotlight bars, two radiators, smoke detector and fitted carpet. Door to rear hall.

#### **Rear Hall**

UPVC door to rear garden. Ceiling light and laminate flooring.

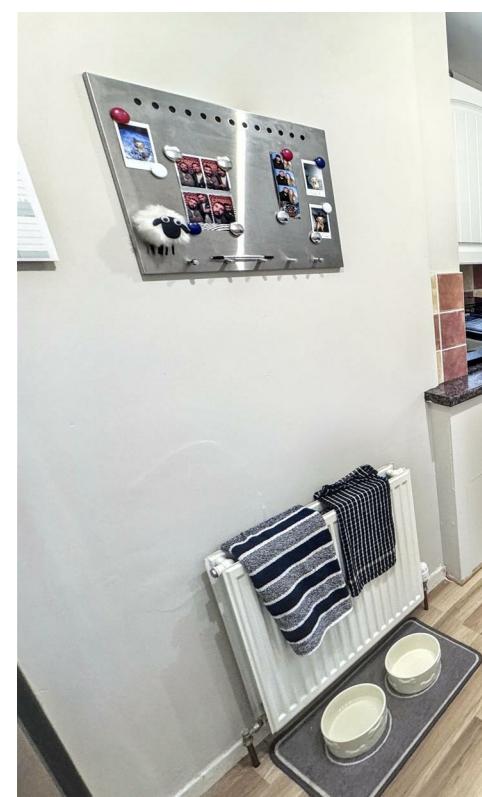
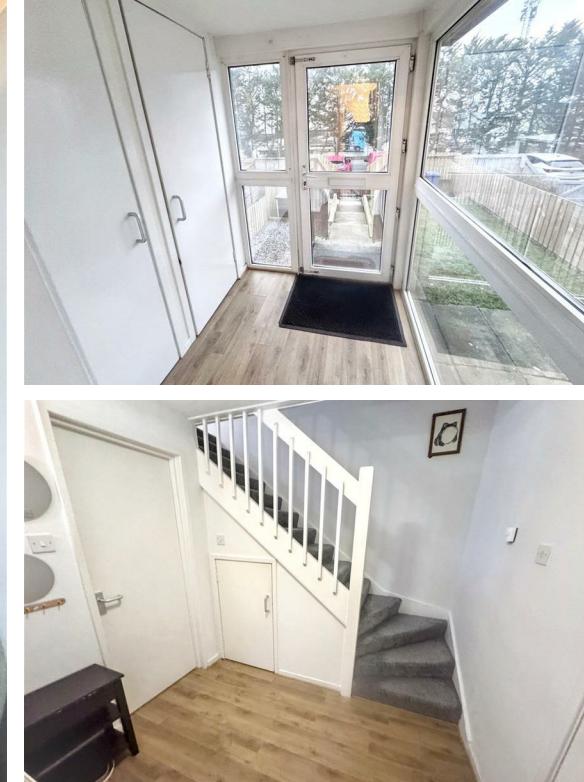
#### **Kitchen**

8'5" x 11'1" (2.58m x 3.40m)

Fitted with a range of white base and wall mounted units with ample work surfaces. Sink and drainer with mixer tap beneath window to the rear with blinds. Cooker is included. Spaces for washing machine and fridge freezer. Radiator, spotlight bar and laminate flooring.

#### **Upper Floor**

Doors to both bedrooms and bathroom. Hatch to loft space. Smoke detector, fitted carpet and light fitting.





**Master Bedroom**  
13'3" x 9'1" (4.06m x 2.79m)  
Double bedroom with window to the front fitted with curtains. Two double built-in wardrobes. Radiator, light fitting and fitted carpet.

**Bedroom 2**  
9'9" x 9'8" (2.99m x 2.97m)  
Double bedroom with window to the rear fitted with curtains. Double built-in wardrobe. Radiator, light fitting and fitted carpet.

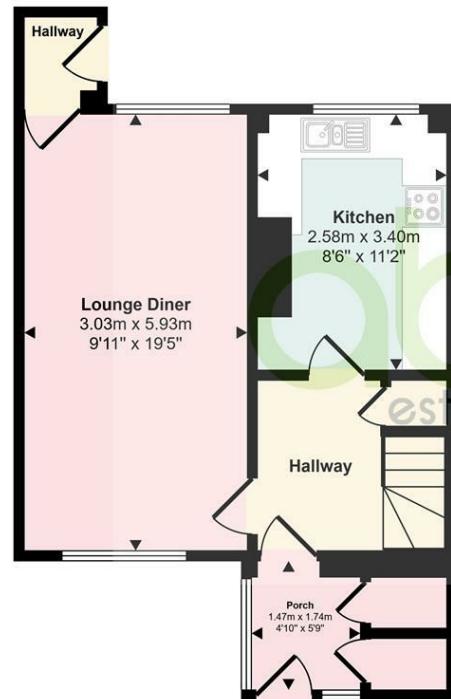
**Bathroom**  
6'8" x 5'4" (2.04m x 1.63m)  
Bathroom with three piece white suite comprising bath with mixer tap shower head attachment and an electric shower fitted over, pedestal wash hand basin and WC with concealed cistern. Opaque window to the rear. Chrome towel rail radiator, triple light fitting, extractor fan and vinyl flooring.

**Outside**  
The front garden is bounded by a wooden fence, it has steps up to the property, an area of lawn and a paved patio, at one side and the other side is laid in stone chippings. The garden to the rear is also fully enclosed and has a paved patio.

**Fixtures and Fittings**  
The fitted floor coverings, curtains and light fittings will be included in the sale price along with the cooker.

**Home Report**  
The Home Report Valuation as at January, 2026 is £120,000, Council Tax Band B and EPI rating is C.

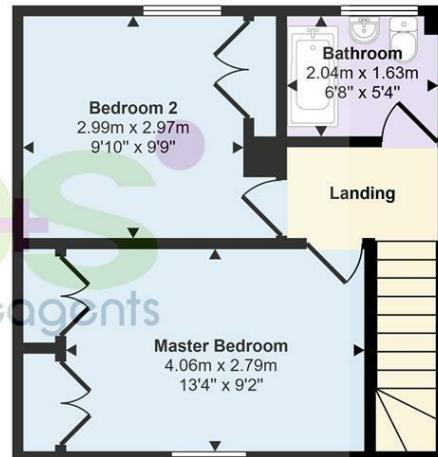




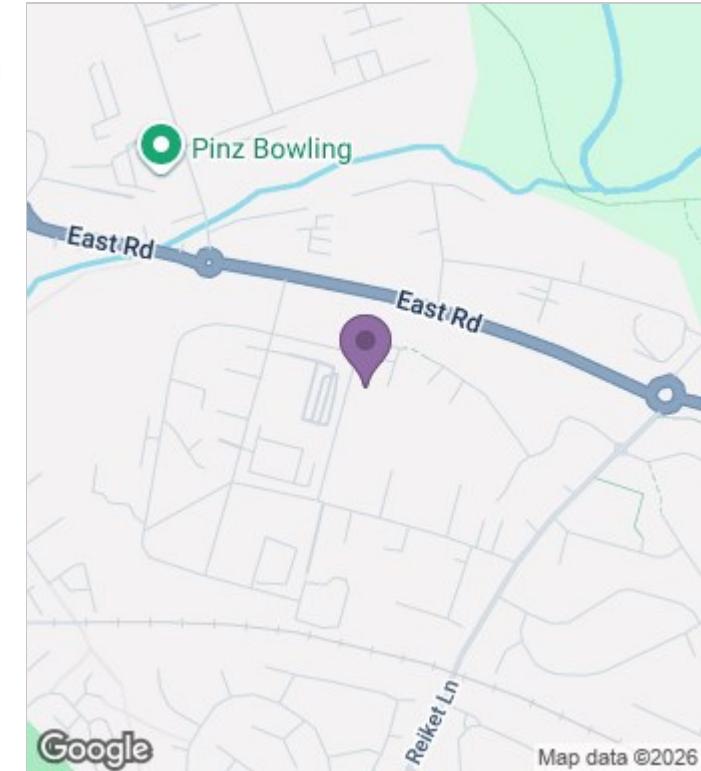
Ground Floor  
Approx 40 sq m / 433 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx Gross Internal Area  
73 sq m / 791 sq ft



First Floor  
Approx 33 sq m / 358 sq ft



Google

Map data ©2026

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C	71	
(55-68) D		
(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.

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