



**32 Kintrae Rise, Elgin, IV30 5ND**  
**Offers Over £285,000**

 4  2  2  C

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



Located in Kintrae Rise, Elgin, this detached house presents a practical living space built in 2015. The property includes four bedrooms, ensuite shower room, bathroom and guest WC, making it suitable for families or those seeking extra space. The lounge provides a comfortable area for relaxation, while the kitchen/diner is well-suited for everyday meals and gatherings.

A notable feature of this home is the garden room, which offers additional versatile space for various uses such as a home office or playroom. The garden itself presents opportunities for outdoor activities and gardening enthusiasts. With a garage included, there's convenient storage space or parking for your vehicle.

Elgin is known for its community amenities and local attractions. Schools such as Elgin Academy and Bishopmill Primary are within reach, contributing to the area's appeal for families. Take advantage of this opportunity to live in a welcoming neighbourhood. Enquire now to explore this property further.

#### Entrance Hall

Door to lounge. Staircase to upper floor. Amtico flooring, radiator and light fitting.

#### Lounge

9'7" x 14'3" (2.93m x 4.35m)

Windows to the front of the property. Radiator, fitted carpet, smoke detector and pendant light. Door to:-

#### Kitchen/Diner

13'1" x 10'9" (4.01m x 3.29m)

Well-appointed Kitchen, fitted with a range of cream base and wall mounted units with wooden work surfaces. Integrated dishwasher, fridge freezer, oven and hob. Ample space for dining table and chairs. Built-in cupboard. Amtico flooring, recessed spotlights and radiator.

#### Garden Room

11'6" x 12'6" (3.52m x 3.83m)

Full height windows and french doors, bathes this room in natural light. Flooring continued from kitchen. Radiator and pendant light.

#### Utility Room

8'9" x 3'6" (2.69m x 1.08m)

Door and window to rear garden. Sink and drainer. Plumbing for washing machine. Radiator and light fitting. Built-in cupboard.

#### WC

5'7" x 3'7" (1.72m x 1.10m)

WC and wash hand basin. Ceiling light, extractor, Amtico flooring and radiator.







### Landing

Carpeted staircase to upper landing. Doors to all bedrooms and bathroom. Pendant light and smoke detector.

### Master Bedroom

9'10" x 12'0" (3m x 3.68m)

Twin windows to the front with roller blind. Built-in double wardrobe. Pendant light, radiator and fitted carpet.

### Ensuite

4'2" x 7'1" (1.28m x 2.16m)

Three piece suite comprising shower cubicle with mains shower, wash basin and WC. Fully tiled in shower and splash back at sink. Opaque window, chrome towel rail radiator and tiled flooring.

### Bedroom 3

6'2" x 11'4" (1.88m x 3.46m)

Window to the rear. Fitted carpet, radiator and pendant light.

### Bathroom

6'2" x 6'2" (1.88m x 1.88m)

Bath with mains shower fitted over and shower screen, WC and wash hand basin. Opaque window to the rear. Medicine cabinet, tiled floor, extractor, recessed spotlights and radiator.

### Bedroom 2

8'9" x 9'1" (2.69m x 2.77m)

Window to the front with curtains. Fitted carpet, radiator and pendant light.

### Bedroom 4

9'1" x 8'2" (2.77m x 2.49m)

Window to the rear with curtains. Fitted carpet, radiator and pendant light.

### Garage

8'8" x 17'1" (2.66m x 5.23m)

Up and over door, power, light and extractor.

### Garden

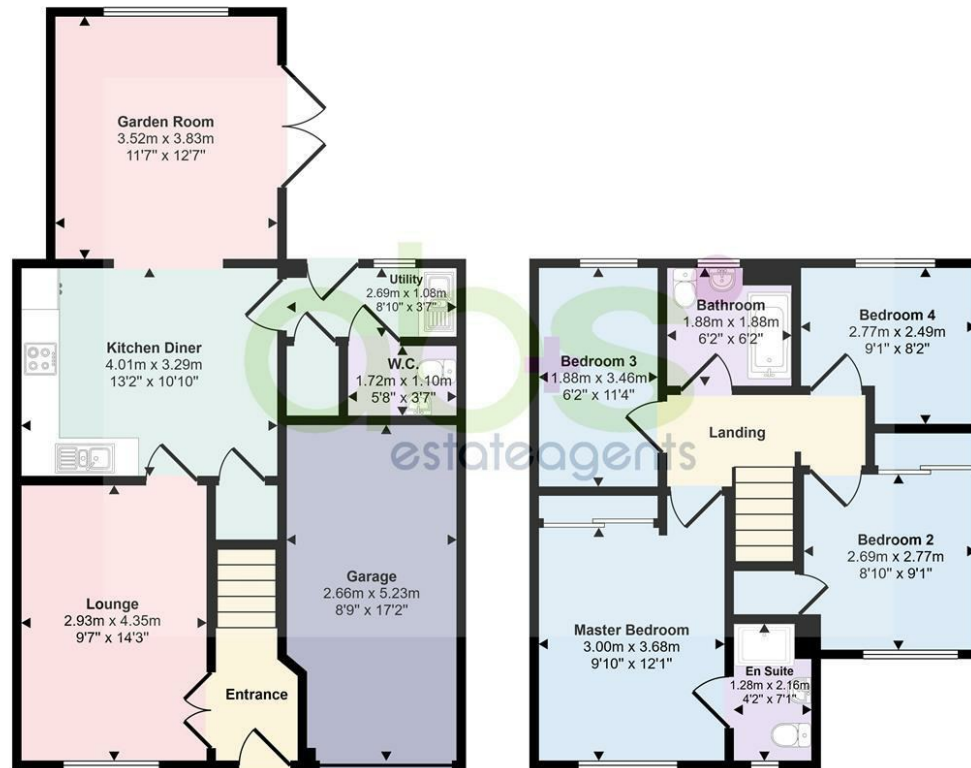
To the front is a lock block driveway with space for two cars and an area of lawn. Gate at the side leads to the fully enclosed rear garden which is mainly laid to lawn with a paved patio.

### Home Report

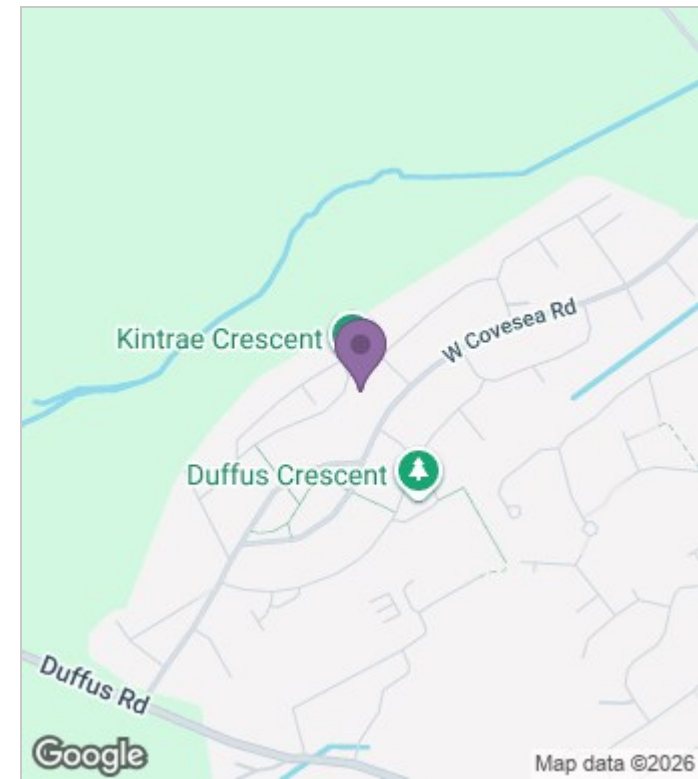
The Home Report Valuation as at January, 2026 is £285,000, Council Tax Band E and EPI rating is C.



Approx Gross Internal Area  
117 sq m / 1258 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.



### 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.

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.