



**Inchellon, 22 Convener Street, Elgin, IV30 6BW**  
**Offers Over £230,000**

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 estateagents



Nestled in a popular area of New Elgin, Inchellon presents a delightful opportunity to acquire a detached bungalow that perfectly balances comfort and convenience. This inviting property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retreat.

One of the standout features of this property is the substantial gardens that surround it. These outdoor spaces provide a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, a charming summer house adds a unique touch, offering a perfect spot for leisure activities or a quiet reading nook.

Off-street parking is also available, ensuring that you have a secure and convenient place for your vehicles. The location in New Elgin is well-regarded, providing easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

In summary, 22 Convener Street is a delightful bungalow that combines comfortable living with beautiful outdoor spaces. It is a perfect opportunity for anyone looking to settle in a peaceful yet accessible area. Do not miss the chance to make this lovely property your new home.

**Porch**

3'8" x 3'8" (1.12 x 1.13)

Composite front door with decorative glazed panels leads to the porch. Coat hooks, fitted carpet and ceiling light. Glass panel door to:-

**Hallway**

Doors to the Lounge, Bathroom and both Bedrooms. Hatch to loft space. Cupboard. Fitted carpet, smoke detector and ceiling light.

**Lounge**

14'6" x 17'1" (4.44m x 5.22m)

Bright and very spacious Lounge with a window to the front fitted with blinds and a curtain pole. The wood-burning stove with surround and mantelpiece is the focal point of the room. Fitted carpet, smoke detector, radiator and light fitting. Door to:-

**Kitchen Diner**

11'7" x 11'8" (3.55m x 3.58m)

Fresh kitchen fitted with white base and wall-mounted units and ample wood-effect work surfaces. One and a half bowl stainless steel sink and drainer beneath window, fitted with blinds, overlooking the rear garden. Built-in oven, grill, hob and fridge freezer. Washing machine and dishwasher. Space for a dining table and chairs. Recessed downlighters, vinyl flooring, heat detector and radiator. Door to:-

**Rear Hallway**

4'1" x 4'1" (1.25m x 1.27m)

Built-in cupboard. Door to the side of the property. Window with blinds to the rear. Tiled flooring.







### Master Bedroom

12'9" x 12'0" (3.90m x 3.68m)

Currently in use as a study/guest bedroom. Window to the front, fitted with a curtain pole and blinds. Built-in wardrobe. Fitted carpet, radiator and light fitting.

### Bedroom 2

12'11" x 11'8" (3.94m x 3.58m)

Double Bedroom with a window to the rear, fitted with a curtain pole and blinds. Built-in wardrobe. Fitted carpet, radiator and light fitting.



### Bathroom

6'6" x 8'1" (2.00m x 2.48m)

Well-appointed Bathroom fitted with a four-piece white suite comprising bath with shower head attachment, corner shower cubicle with mains shower, wash hand basin set on vanity unit and a WC. Tiled flooring, chrome towel rail radiator and recessed spotlights. Opaque window to the rear.



### Attic Floor

32'1" x 26'1" at widest points (9.78m x 7.97m at widest points)

Hatch in the Hallway opens up to reveal a Ramsay ladder allowing access to the attic. Running the full length of the property, it has potential for an attic conversion subject to obtaining all necessary consents. Two velux windows.

### Garage

8'1" x 19'0" (2.48m x 5.81m)

Electric up and over door to the front and pedestrian door to the rear. Power and light.



### Outside

To the front of the property is a gravel driveway with parking for up to 4 cars. A path leads up to the property with shrubs on either side. Wood store on one side. Enclosed garden to the rear, which is filled with an abundance of shrubs, bushes, flowers and vegetables and enjoys the sun for the majority of the day. Paved patio. Wooden shed.

### Summer House

Fitted with electricity and would make an ideal office or craft room.

### Fixtures and Fittings

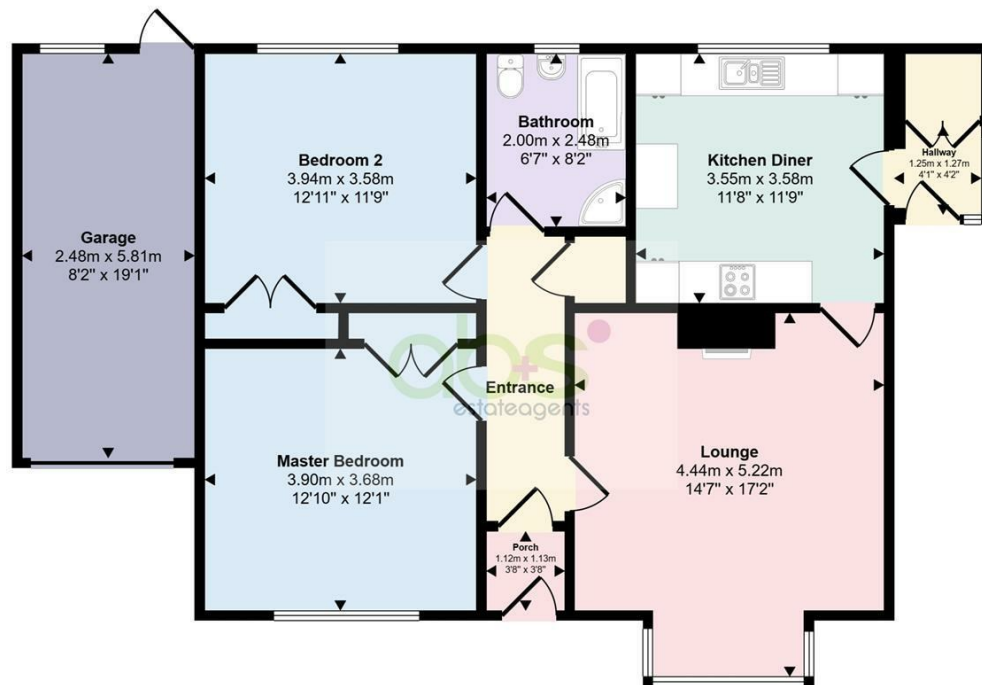
The fitted floor coverings, blinds and light fittings will be included in the sale price along with the dishwasher, washing machine and integrated fridge/freezer..

### Home Report

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





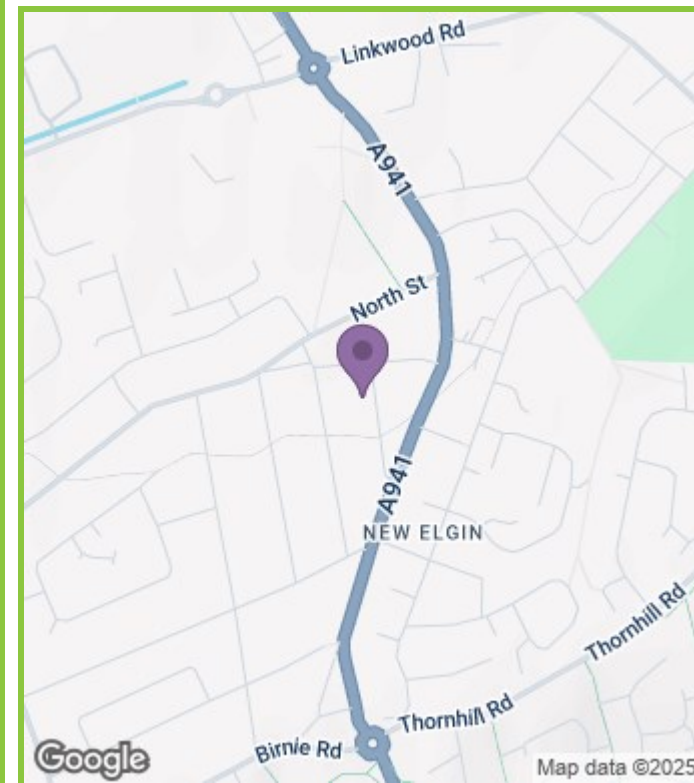
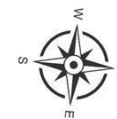


#### Ground Floor

Approx 99 sq m / 1061 sq ft

Denotes head height below 1.5m

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	

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## 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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