



**33 Birnie Circle, Elgin, IV30 6JD**  
**Offers Over £240,000**

 3  1  3  C

**abs+**  
estateagents



# 33 Birnie Circle Elgin, IV30 6JD

We are pleased to offer for sale this well presented, semi detached property enjoying a quiet situation within this popular, sought after area of New Elgin and providing an excellent opportunity for families seeking a well-appointed home. Spanning an impressive 1,259 square feet, the property boasts a thoughtfully designed layout that maximises both space and comfort.

Upon entering, you are welcomed by a spacious hallway that leads to a bright and airy lounge, seamlessly flowing into the dining room. This inviting area is further enhanced by a generous conservatory, perfect for enjoying the natural light and views of the garden. The breakfasting kitchen is well-equipped, complemented by a utility room and a convenient guest WC, making daily living that bit easier. Additionally, the integral garage provides ample storage and houses the boiler, featuring fitted worktops for added practicality.

Upstairs, the property offers three generously sized double bedrooms, each fitted with wardrobes, ensuring plenty of storage space. The family bathroom is well-appointed, catering to the needs of a busy household.

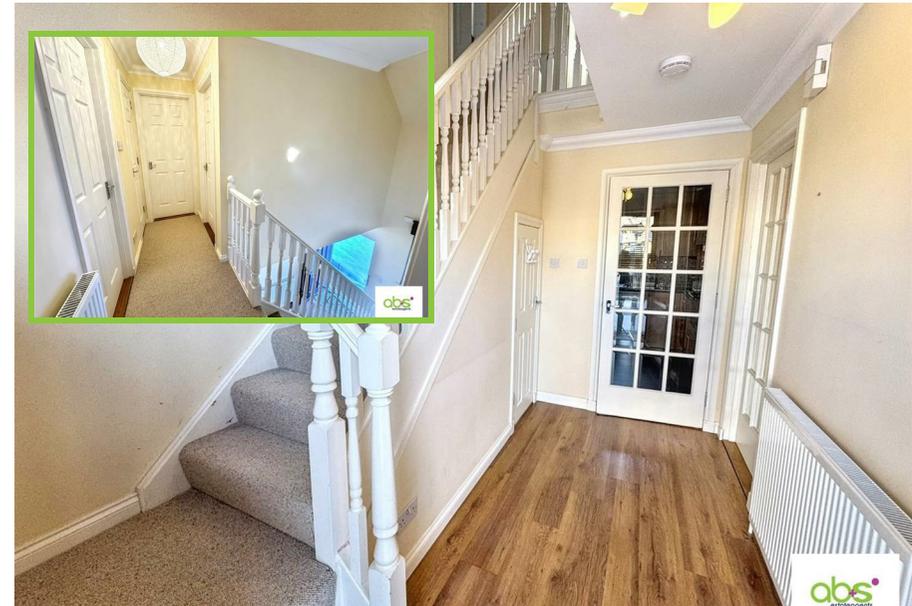
Outside, the low-maintenance gardens to both front and rear with established shrubs, providing a good degree of privacy and a tranquil setting for relaxation or outdoor entertaining.

This home is not only well-presented but also offers a harmonious blend of modern living and comfort, making it an ideal choice for those looking to settle in a welcoming community.

An early viewing is most certainly recommended!



Offers Over £240,000



**Entrance Hallway** 4'7" x 10'9" (1.42 x 3.28)  
Attractive entry to the property with large under stair cupboard. Glazed doors to the Lounge and Kitchen. Carpeted staircase to the upper floor and practical wood effect laminate flooring.

**Lounge** 10'8" x 10'10" (3.27 x 3.32)  
Lounge with front facing picture window with radiator fitted below. Blinds and curtains in place. Ceiling light fitting and quality carpet. Opening to :-

**Dining Room** 9'1" x 9'10" (2.77 x 3.02)  
Convenient and versatile open plan arrangement with the Lounge. Door to Kitchen. Ceiling light and radiator and quality carpet continuing from the Lounge. Double doors to :-

**Conservatory** 9'0" x 11'9" (2.75 x 3.6)  
Excellent addition to the property is this pentangle Conservatory with windows all round on low height walls and double patio doors out to the rear garden. Feature light fitting, radiator and wood effect laminate flooring.



abs  
estateagents

### Breakfasting Kitchen

9'11" x 9'0" (3.04 x 2.75)

Substantial range of floor and wall mounted units in Beech wood effect with contrasting work surfaces, breakfast bar and splashback tiling. Integral oven, 4 ring gas hob with extractor hood above. Free standing dishwasher, sink with mixer tap and drainer. Rear facing windows. Ceiling light fitting, and under unit lighting. Radiator and laminate tile flooring. Door to :-

### Utility Room

8'1" x 5'2" (2.48 x 1.58)

Units matching the kitchen, larder freezer and space and plumbing for washing machine. Door to rear Garden. Lockable fire door to the Garage. Ceiling light, Xpelair, radiator and laminate tile flooring extending from the kitchen. Door to :-

### Guest WC

5'1" x 2'7" (1.56 x 0.8)

Wash hand basin with splashback tiling and wc. Ceiling light fitting, Xpelair and small radiator. Laminate tile flooring.

### Integral Garage

18'8" x 11'1" (5.69 x 3.39)

Up and over door. Wall mounted boiler. Ample fitted shelving. 2 worktop areas and cupboards. Light and power.



abs  
estateagents

### Upper Landing

8'7" x 3'1" (2.64 x 0.95)

Carpeted staircase (with window) leads to the upper landing with cupboard. Hatch to loft space. Ceiling light, radiator and carpet. Doors off to the 3 bedrooms and bathroom.

### Bedroom 1

13'1" x 11'2" (3.99 x 3.41)

Generous double bedroom with part coombed ceiling and double rear facing Velux windows. Excellent wall to wall fitted storage fronted by 2 sliding mirrored doors. Ceiling light, radiator and carpet.

### Bedroom 2

11'8" x 9'9" (3.58 x 2.98)

Second double bedroom with rear facing double dormer windows. Double fitted wardrobe fronted by mirrored sliding doors. Ceiling light fitting, radiator and carpet.

### Bedroom 3

10'11" x 9'8" (3.34 x 2.95)

Full sized double bedroom with front facing dormer windows. Again, double wardrobe fronted by mirrored sliding doors. Ceiling light, radiator and carpet.

### Family Bathroom

6'3" x 7'5" (1.92 x 2.28)

With tiling to half height, bathroom with bath, wc and wash hand basin. Mains shower fitted over the bath with shower screen in place. Part coombe ceiling with Velux window. Ceiling light, Xpelair, ladder radiator and laminate tile flooring.

### Garden

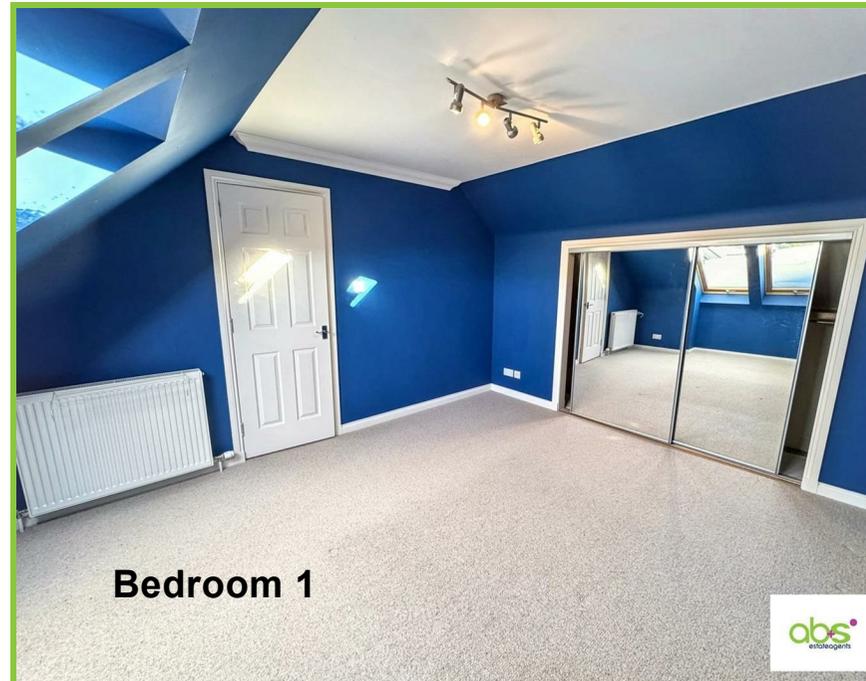
Gravel drive affording parking for 2 vehicles, pathway to front door and area of lawn with established shrubs. Access up side of the house with timber gate to the rear garden which is fully enclosed with timber fencing and laid to gravel chips and established shrubs.

### Fixtures and Fittings

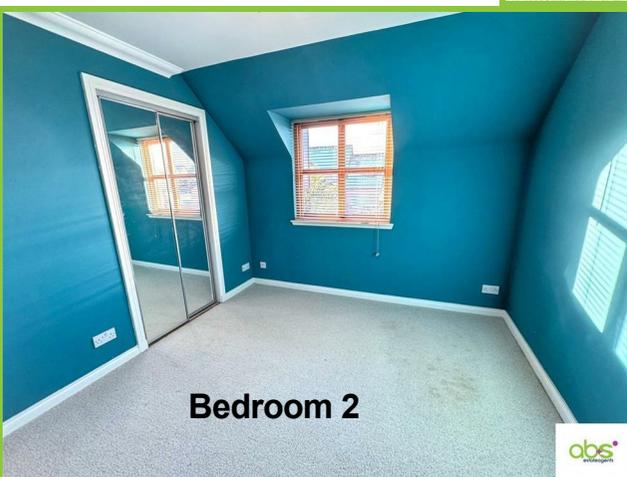
The property is being sold as seen with fixtures and fittings in situ.

### Home Report

The Home Report Valuation as at January, 2026 is £240,000, Council Tax Band D and EPI rating is C. Interested parties should note that Taylor & Martin are the property factor for the Glassgreen development and a nominal monthly factor fee of £7.11 for ground maintenance and a quarterly fee of £12 is payable to them.



Bedroom 1



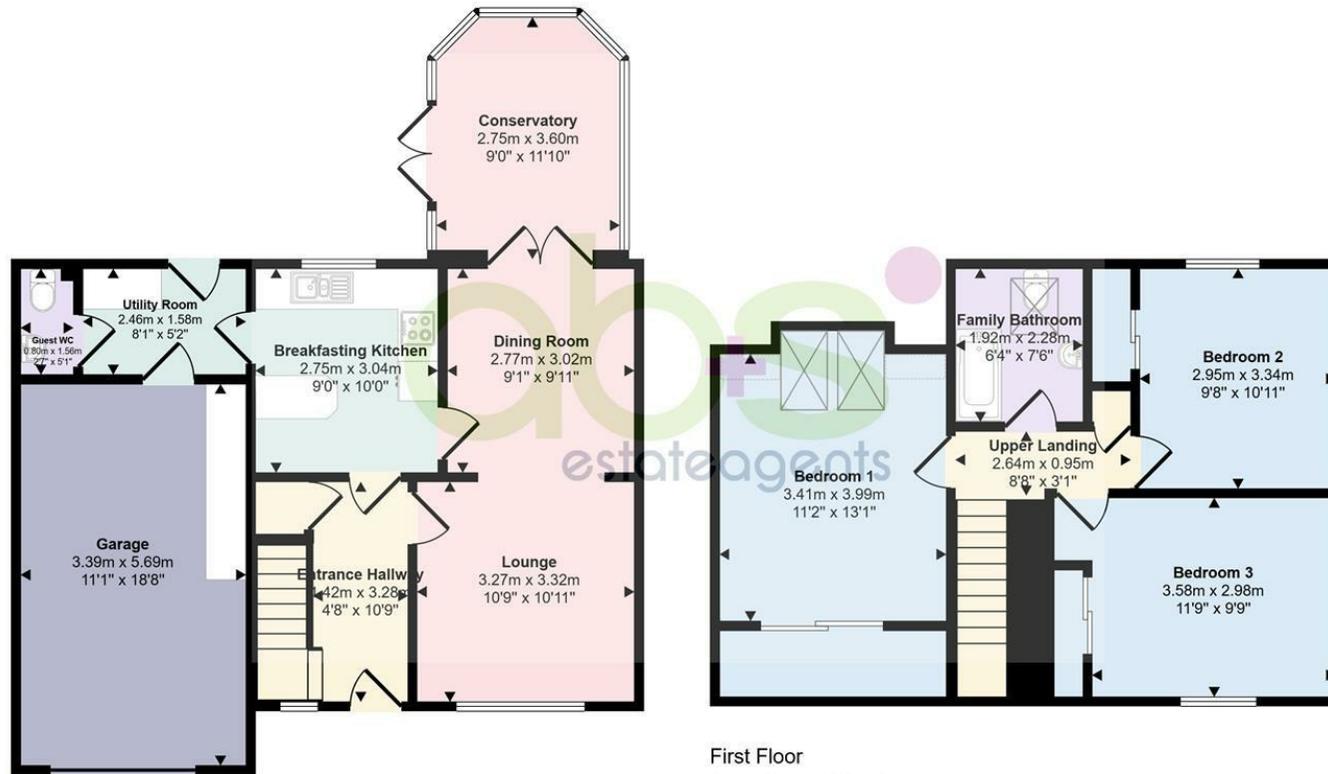
Bedroom 2



Bedroom 3



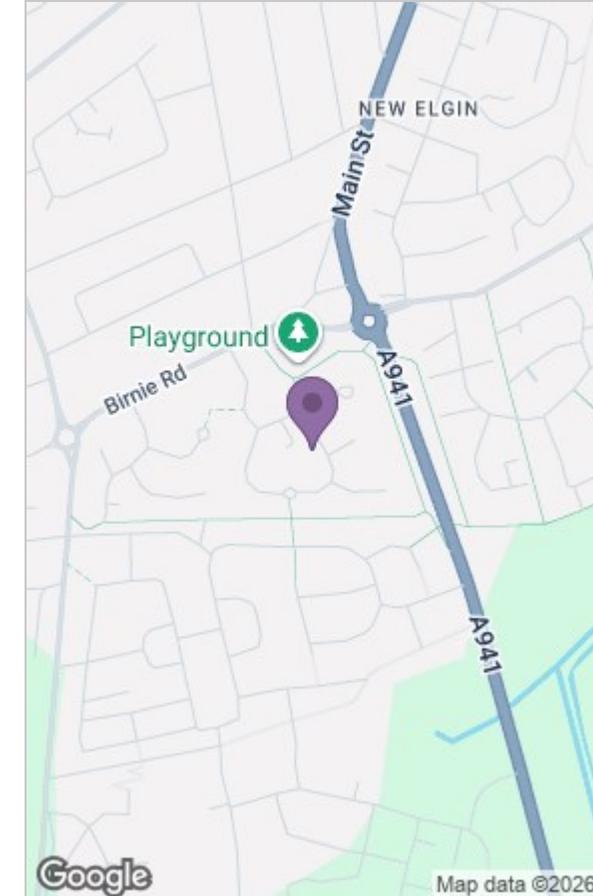
Approx Gross Internal Area  
129 sq m / 1384 sq ft



Ground Floor  
Approx 73 sq m / 786 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>	75	80
	EU Directive 2002/91/EC	

**Viewing**  
if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.