



Barmuckity Lane, Elgin, IV30 6GN

**Offers Over £115,000**

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**Hamish**  
PROPERTY PROFESSIONALS





- Private Entrance With Ground Floor Vestibule
- Two Double Bedrooms With Built-In Wardrobes
- Contemporary Kitchen With Integrated Appliances
- Double Glazed Timber-Framed Windows
- Gas Central Heating Via Worcester Combi Boiler
- Heat, Smoke & Carbon Monoxide Detectors Fitted
- Residents' Off-Street Parking To The Front
- Quiet Residential Location In Popular Area
- Close To Local Shops, Schools And Amenities
- Ideal First Home Or Investment Opportunity

**When you list with Hamish there are no upfront fees.**

**We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



This first-floor maisonette offers modern, low-maintenance living in a purpose-built block of just four self-contained properties. With its own private ground-floor entrance and a full floor of spacious accommodation above, it's a practical and appealing option for first-time buyers, investors or those looking to downsize.

A ground-floor entrance vestibule leads up the stairs to a bright hallway that connects the main living areas. The living room is a generous space with a large window, soft grey carpet underfoot and cream-painted walls that enhance the natural light. There's plenty of room for a full suite of lounge furniture, making it an ideal space to relax or entertain.

The kitchen sits just off the living room and is fitted with rich, dark wood toned cabinets and sleek black acrylic worktops. A built-in oven and gas hob with extractor above provides a practical cooking setup, while the stainless steel sink and tiled splashbacks keep things clean and simple. There's also space and plumbing for a washing machine and here you'll find the wall-mounted Worcester combi boiler that provides both central heating and instant hot water.

There are two good size double bedrooms, each with soft grey carpet, built-in wardrobes featuring mirrored sliding doors and feature wainscot panelling in contrasting colours to add depth and charm to the otherwise neutral décor.

The bathroom includes a white suite with bath, wall-mounted mixer shower and glass screen, all surrounded by smart white tiling. A frosted window adds light while maintaining privacy while a small mirror above the basin completes the setup.

Outside, the building is set within communal grounds, mostly laid with paving and stone chippings. Residents' off-street parking is provided at the front and the surrounding area offers convenient access to nearby amenities, shops and transport links.

Whether you're stepping onto the property ladder or looking for a tidy addition to your investment portfolio, this well-kept, move-in-ready flat deserves your attention. Contact Hamish Homes today to arrange your viewing now.

#### About Elgin

Elgin is a vibrant town in Moray, steeped in history and surrounded by natural beauty. As the commercial centre of the region, Elgin offers a perfect blend of urban convenience and rural charm, making it an attractive place to live.

One of Elgin's standout features is its rich history, highlighted by the majestic ruins of Elgin Cathedral and the town's well-preserved Victorian architecture, including grand buildings and quaint stone cottages.

Elgin is well-equipped with modern amenities, including a variety of shops, supermarkets, cafes and restaurants. The town also boasts excellent educational facilities, including several primary and secondary schools making it a great location for families. For leisure, residents can enjoy the atmosphere of Cooper Park, play at local golf courses or take in a football match at Borough Briggs, the home of Elgin City Football Club.

Elgin's location provides easy access to both the coast, with an array of stunning nearby beaches, and the Cairngorms National Park, offering endless opportunities for outdoor activities such as hiking, cycling, and wildlife watching. Situated between two main cities, the town is also well-connected by road and rail, with direct links to Inverness and Aberdeen.

For those looking to buy property, Elgin offers a vibrant community, historical charm and a high quality of life in a picturesque setting.





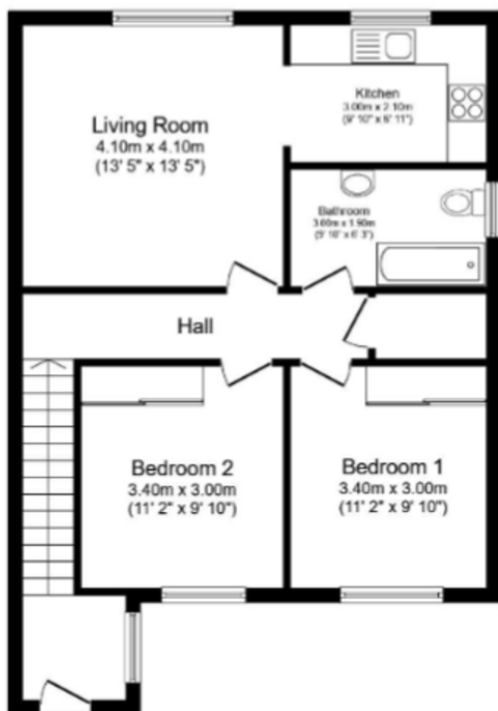


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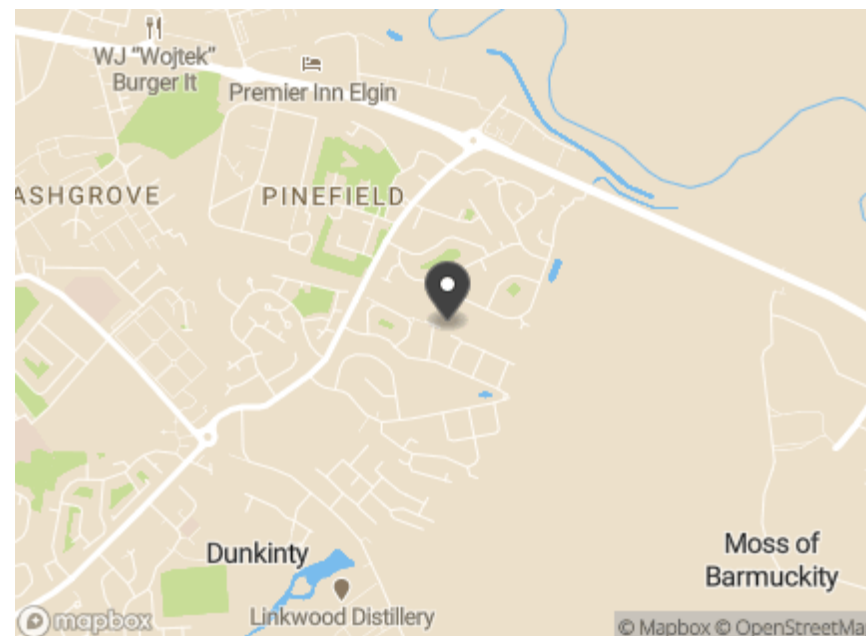




Total floor area 63.8 sq.m. (687 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78	(69-80) <b>C</b>	80	80
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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