



Spynie Street, Elgin, IV30 4JS

**Offers Over £230,000**

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**Hamish**  
PROPERTY PROFESSIONALS



- Fantastic Open Plan Kitchen/Dining Area
- Three Good Size Double Bedrooms
- Modern Bathroom With Shower Over Bath
- Driveway Parking At Front Of Property
- Popular Elgin Area With Amenities Nearby
- Large Living Room With Scenic Views
- Master Bedroom With En-Suite Shower Room
- Attached Garage With Power And Light
- Timber Garden Office
- Gas Central Heating And Double Glazing

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**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 spacious three-bedroom semi-detached bungalow, positioned within an established residential area of Elgin's Bishopmill district, combines style and comfort and is ready to enjoy. Generous internal rooms, a beautifully modernised kitchen/dining space and thoughtful extras like a summer house and garage with electricity, make it ideal for families or those seeking one-level living with flexibility. Inside, a welcoming vestibule and central hallway lead through the property, with light-toned walls, timber flooring and white door frames giving a clean and well-kept impression from the outset. The first door on the left from the hallway opens into the lounge, positioned at the front of the home to take full advantage of its open rural outlook. A wide window frames the view and fills the room with natural light. Soft grey carpet and neutral walls create a calm, homely feel, while a bold tartan feature wall adds character. With multiple radiators and plenty of space for furniture, this is a bright and inviting room perfect for everyday living.

To the rear, the open-plan kitchen and dining area offers an impressive sense of space, ideal for both everyday family life and entertaining. As you enter, the layout initially opens into a versatile seating area, finished with rich wood flooring and a modern two-tone colour scheme in dark and light grey. Ceiling spotlights add to the modern feel and the large footprint allows room for a generous dining table without feeling cramped. The kitchen itself features a range of light-toned cabinets and wood-effect worktops, with an integrated oven, hob, modern extractor and a stainless steel sink beneath the rear-facing window. There's space for a washing machine and dishwasher while the rear door opens directly to the garden.

The main bathroom is smartly finished with a large p-shaped bath, complete with an overhead mixer shower and a sidescreen for added practicality. Alongside, a white vanity unit incorporates both the toilet and wash-hand basin, with a built-in cabinet beneath the sink providing useful storage for bathroom essentials. A large frosted window ensures plenty of natural light while maintaining privacy.

The home also benefits from having three double bedrooms. The master is finished in modern grey tones, with soft carpet underfoot and a radiator by the door. It also enjoys a stylish en-suite shower room, which includes a mixer shower set within a cubicle lined with black, grey and white marble-effect wetwall. Matching panelling continues along the lower walls, complemented by a fresh white painted finish above. A white toilet and modern sink are paired with a compact chrome towel rail, creating a neat, low-maintenance space with a smart contemporary feel.

The second bedroom includes built-in mirrored wardrobes with sliding doors, grey-painted walls and a light-toned carpet. The third bedroom is currently styled as a nursery and features a wooden floor, cheerful white wallpaper with green dots, and a built-in double wardrobe. This room also accommodates a full double bed if needed, making it suitable for various needs.

Gas central heating is provided by a Worcester Greenstar combi boiler, with radiators throughout the home. Double glazing and multiple detectors for smoke, heat, and carbon monoxide are all in place for peace of mind.

Outside, the front garden includes stone chips and a gently rising paved path that leads to the front door. A brick wall forms the front boundary while a driveway at the side provides off-street parking and access to the attached single garage. Constructed from concrete block with a corrugated roof, the garage features an up-and-over door, rear access, a concrete floor and electrical supply making it ideal for use as a workshop or additional storage.

The rear garden offers a comfortable lawn area enclosed by fencing and surrounded by shrubs, with a paved seating spot in the far corner ideal for outdoor dining. A particular highlight is the timber summer house or garden office, fitted with a sheltered area and power supply. The current owners have advised it is insulated with rigid board in the walls and glass wool in the roof, offering excellent potential for hobbies or working from home.

Well placed for local schools and within easy reach of Elgin's shops and services, this beautifully proportioned home delivers space, comfort and flexibility inside and out. Early viewing is recommended, so contact Hamish Homes now to book your private appointment.

## 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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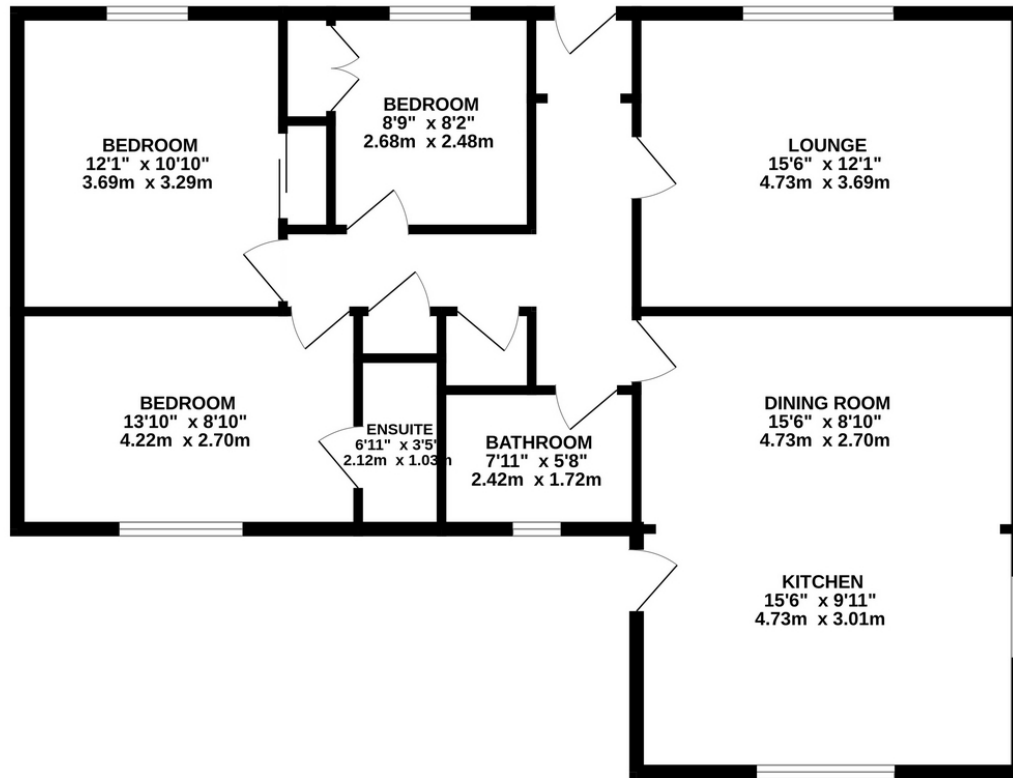
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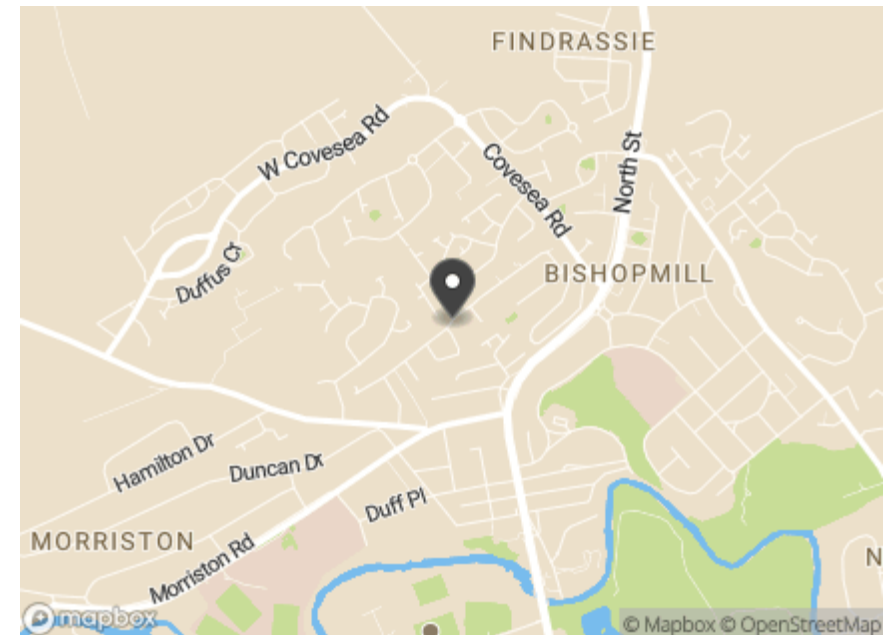


1006 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
	67	78		64	74
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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