



Pitarllie Walk, Elgin, IV30 4AY

Fixed Price £115,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Situated In Popular Lesmurdie Residential Area
- Close To Shops Schools And Transport Links
- Spacious Living Room with Dual Aspect Windows
- Kitchen With Traditional Wooden Cabinets
- Two Generous Double Bedrooms On First Floor
- Shower Room With Electric Shower
- Gardens To Front And Rear Of Home
- Double Glazed Windows
- Efficient Gas Central Heating System
- Excellent First Time Buy Or Investment Option

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



3 Pitairlie Walk is an appealing two bedroom end terrace home offering comfort, space and the opportunity to add your own touches. With gardens to the front and rear and an attached store, it provides practicality alongside a layout that suits modern life.

The entrance hall sets the tone, finished in neutral décor and leading through to the living areas. The living room stretches the depth of the home, with large windows to both the front and rear ensuring natural light throughout the day. White painted walls and a light grey carpet create a fresh backdrop, while a radiator keeps the room cosy. With plenty of sockets and space to arrange furniture, it's a versatile area for relaxation and family life.

The kitchen is both generous and practical, fitted with traditional wooden cabinets and light coloured worktops, complemented by tiled splashbacks for easy upkeep. A black composite sink is set neatly beneath a window, with space alongside for a freestanding cooker and washing machine. At the far end, another window brightens the dining area, where there is room for a small table and chairs beside the radiator. It makes for an inviting space for everyday meals.

Upstairs, the landing leads to two double bedrooms and the shower room. The main bedroom is a large, light space decorated in soft neutral tones with a blue carpet underfoot. A wide window brings in natural light while a built-in wardrobe with wooden doors provides valuable storage.

The second bedroom is also a double, with crisp white walls and a bold red carpet for character. A window and radiator keep the room bright and comfortable, making it ideal as a guest room, child's room or even a study.

The shower room sees white square tiles lining the walls, paired with wood-effect laminate flooring for contrast. A rounded corner cubicle fitted with a white electric shower and grey wetwall panelling sits to one side, while the pedestal sink and toilet are set below a frosted window. A radiator ensures the space is kept warm, while the simple design keeps it functional and fresh.

Outside, the property has gardens to both the front and rear. The front garden is paved with steps leading to the door and is framed by mature shrubs that add colour and charm. The rear garden is mainly laid to lawn with plants around the edges, creating a pleasant space for sitting out. Attached to the back of the property is a garden store of block construction with a flat felt roof, ideal for outdoor equipment and tools.

3 Pitairlie Walk offers an excellent opportunity to secure a bright and spacious two bedroom end terrace property in a popular Elgin location. With generous living spaces and private gardens, it's a home ready to enjoy today with scope to update further to suit your own personal taste. Early viewing is strongly advised so contact Hamish Homes to arrange your own private viewing.

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.



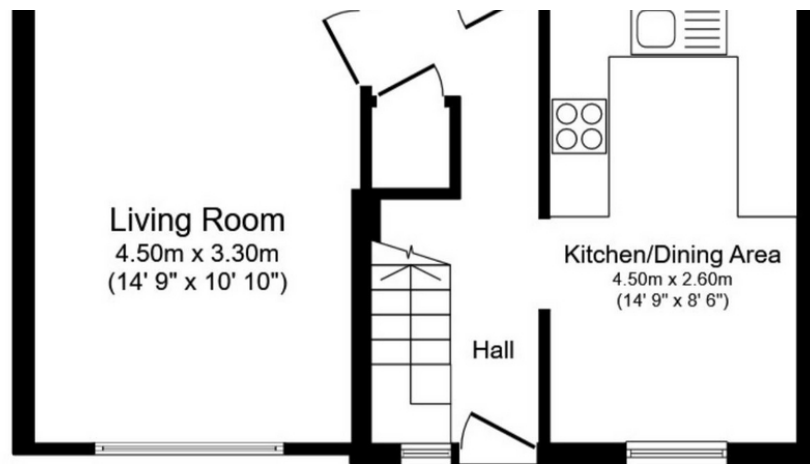


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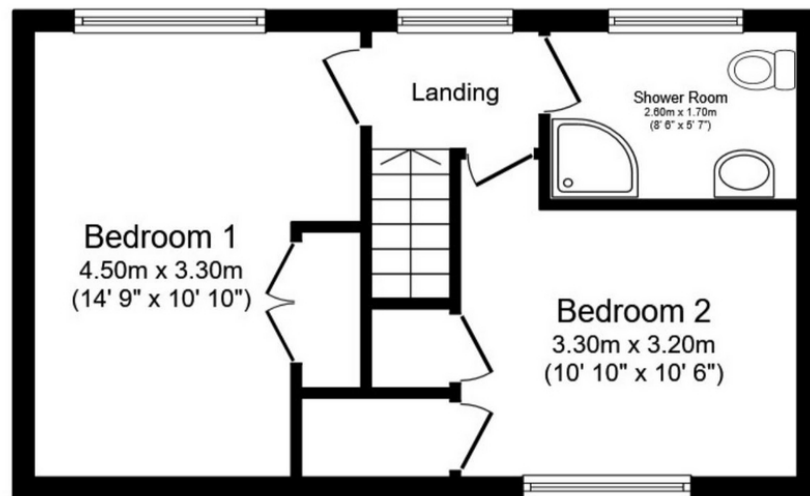
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 71 m²

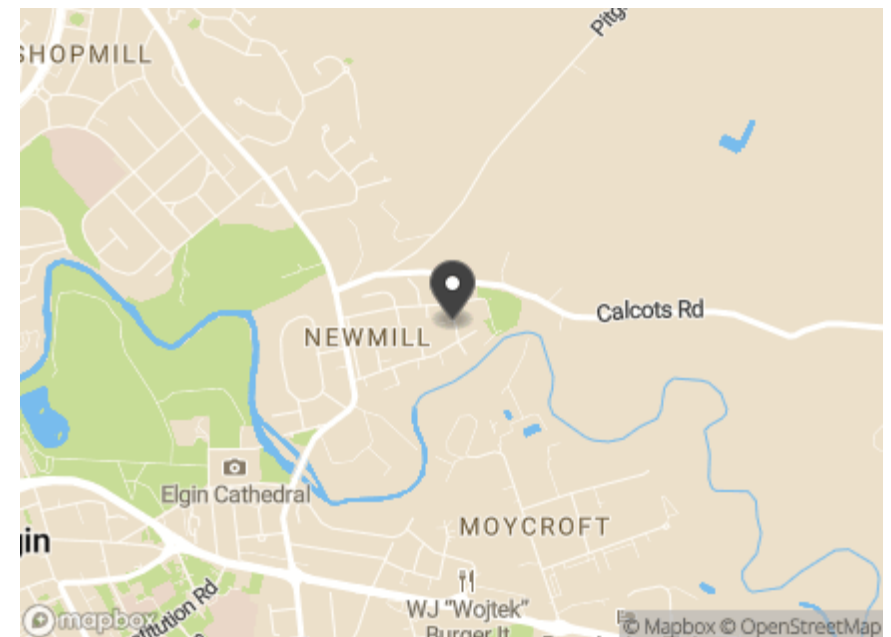




Ground Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		83
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	67	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
		69			85
England, Scotland & Wales		EU Directive 2002/91/EC			EU Directive 2002/91/EC



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