



Glamis Place, Elgin, IV30 8UJ

Offers Over £155,000

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Hamish
PROPERTY PROFESSIONALS



- First Floor Flat With Juliet Balcony
- Spacious Open Plan Living Area
- Contemporary Bathroom Shower Over Bath
- Handy Storage Area Off Hallway
- Peaceful Modern Development On Outskirts
- Modern Kitchen With Integrated Appliances
- Two Double Bedrooms With Built-In Wardrobes
- Neutral White Walls Throughout Property
- Off-Street Parking On Site
- Great First Time Home Or Buy-To-Let Option

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



Bright, modern, and cleverly laid out, this stylish first floor flat is an ideal fit for anyone looking for low maintenance living in a peaceful Elgin neighbourhood. With open plan living, smart integrated features and parking outside, it's a move in ready home that makes the most of every inch.

Entry is via a private ground floor vestibule with a white painted stairwell rising to the flat. Grey carpet runs up the stairs and continues into the living space, with a simple white handrail along the side wall. At the top, the landing leads directly into the heart of the home, a large open plan lounge and kitchen.

The living area is finished in crisp white with a soft grey carpet underfoot. There's a striking media wall in a modern grey-blue painted tone, designed to house a wall mounted TV. On one side a glazed double doors open onto a Juliet balcony, allowing light to flood the space. The kitchen flows seamlessly off the lounge, defined by warm wood laminate flooring. Fitted with sleek light toned glossy cabinets, the kitchen features integrated appliances, including a built-in oven, gas hob and a microwave that is set into a wall mounted unit. A stainless steel sink is positioned on the internal wall, while the under cabinet lighting and kickstrip lights create a subtle, modern glow.

There are two double bedrooms, each offering clean white decor and built-in wardrobes with mirror fronted sliding doors. One is carpeted in soft grey, while the other features grey laminate flooring.

The bathroom is nicely finished with a large white bath that includes a folding glass shower screen to the side and a mains shower above. The fitted vanity unit at the foot of the bath houses the basin and toilet, with storage cupboards built in to house bathroom essentials. Grey tiles line the shower area and continue across the lower half of the walls around the rest of the room. A frosted window and chrome towel radiator complete the space.

A bonus feature is the large storage cupboard off the hallway, housing the combi boiler. It's an ideal area for keeping larger household items out of sight.

Externally, there is an enclosed area of garden ground to the rear of the property and off-street parking is available outside. The flat benefits from triple-glazed windows and gas central heating, making it energy efficient and easy to heat.

With features that stand out and a layout that works, this first floor flat won't be around for long. For buyers seeking a smart, easy home or a strong rental prospect, 22 Glamis Place is well worth a closer look. Contact Hamish Homes today to book your 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.

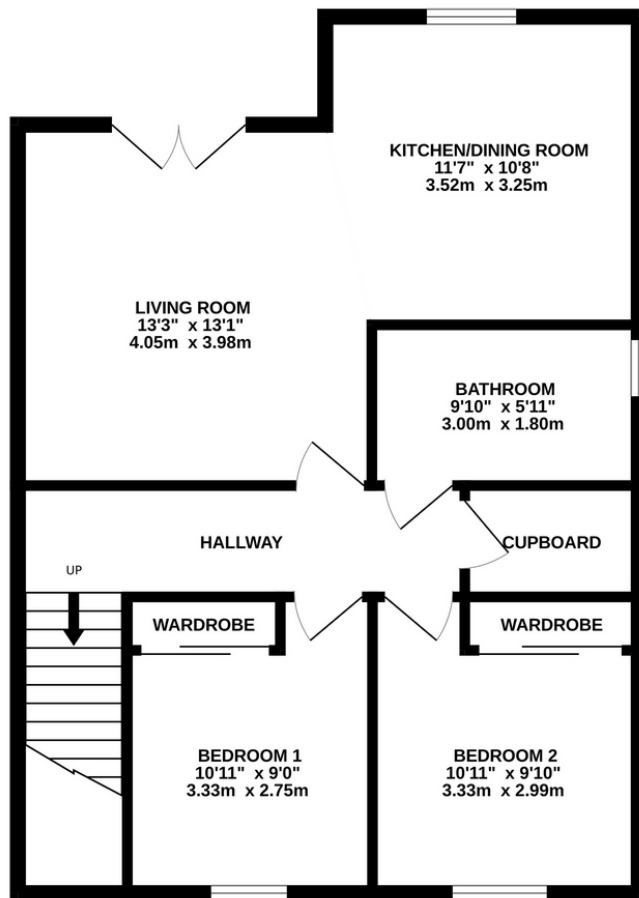
Elgin is well-equipped with modern amenities, including a variety of shops, supermarkets, cafes and restaurants. The town also boasts excellent educational facilities, including several primary and secondary schools making it a great location for families. For leisure, residents can enjoy the atmosphere 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.

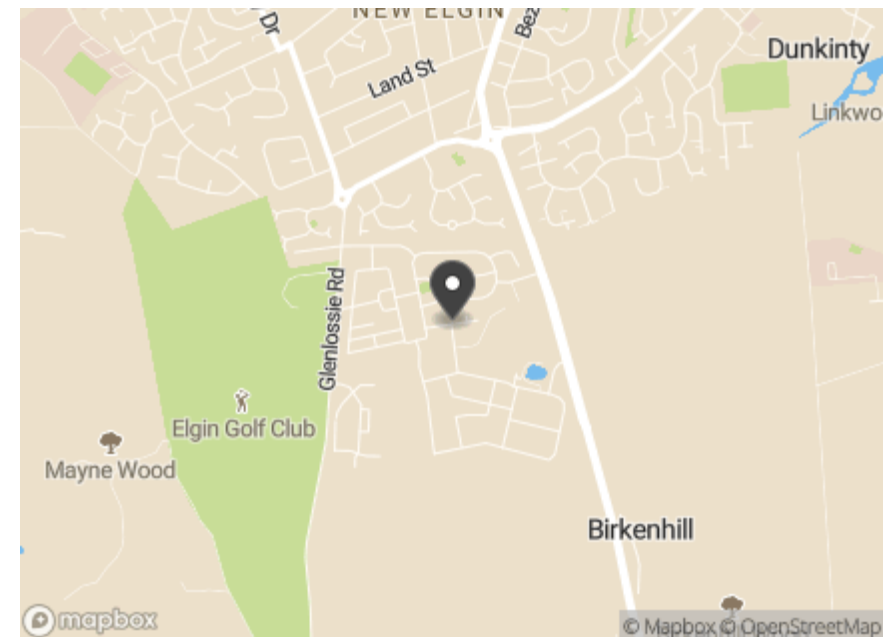
For those looking to buy property, Elgin offers a vibrant community, historical charm and a high quality of life in a picturesque setting.







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B	86	86
(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			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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