



Jasmine Drive, Elgin, IV30 8BQ

Offers Over £180,000

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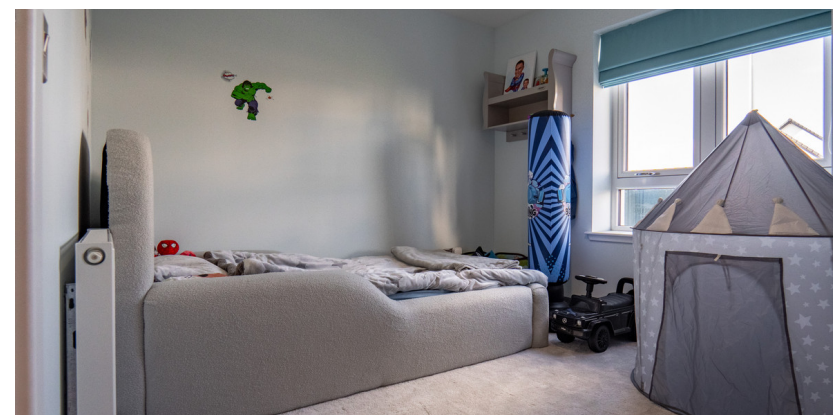


- Built Just Three Years Ago
- Main Bedroom With En-Suite Shower
- Bathroom With Bath & Shower Above
- Secure Entry Hallway And Shared Stairwell
- Perfect First Time Home or Landlord Investment
- Stylish Kitchen With Integrated Appliances
- 2nd Double Bedroom With Built-In Wardrobe
- Energy Efficient Gas Central Heating System
- Communal Parking Provided
- Peaceful Location But Close To Town Centre

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



10 Jasmine Drive is part of a modern apartment block in Elgin, built just three years ago. The flat sits on the ground floor and offers a practical layout, neatly finished interiors and secure entry access, with communal parking outside.

The hallway sets the tone with its clean white walls, wooden flooring and a large radiator to ensure the space stays warm. From here, the rooms flow easily throughout the apartment.

The heart of the home is the open plan living, dining and kitchen area. The kitchen is fitted with glossy light coloured cabinets edged by dark wood sides with matching wood effect worktops and kickstrips, giving it a striking modern look. A tall bank of units houses integrated appliances including a built-in oven and microwave at eye level, while on the opposite wall a gas hob with extractor hood sits above. A dark composite sink is set neatly beneath the kitchen window, and under-unit lighting ensures the worktops are well illuminated. Wooden flooring continues through the space, complemented by ceiling spotlights.

Adjoining the kitchen is room for a dining table and chairs, creating a natural divide before the living area takes over. With a small side window and a larger window at the far end, this section of the room is filled with light. A long radiator runs along one wall, keeping the space warm while the layout leaves plenty of flexibility for furniture arrangement.

The main bedroom is finished in a bold, contemporary style. A feature wall in black and red gives strong character, while built-in wardrobes with glossy black doors line one side. A plush purple carpet adds comfort underfoot with a large window ensuring the room remains bright. Its en-suite shower room features a generous shower enclosure with mains shower, a floating sink with storage below, a modern toilet and a large mirror mounted on the wall.

The second bedroom is another double, decorated in calm blue tones with neutral grey carpet. A large window brings in light while a radiator sits on the internal wall. A built-in mirror fronted wardrobe offers excellent storage and adds to the room's sense of space.

The main bathroom continues the modern theme with a white suite comprising bath, toilet and sink. A mains shower is fitted above the bath with a folding glass screen fitted alongside for practicality. Textured tiling surrounds the bath and sink areas, spotlights brighten the ceiling and a chrome ladder radiator completes the look.

The property benefits from uPVC double glazed windows and composite panel doors, with heating and hot water provided by an Assure gas-fired central heating boiler housed in the hall cupboard. The system runs radiators throughout the flat and is controlled by a programmer, thermostat and thermostatic valves for efficiency. Security entry systems protect the shared hallway and stairwell, while outside, residents enjoy communal car parking and shared garden grounds.

10 Jasmine Drive is a modern, low-maintenance home that balances style and convenience in a desirable Elgin setting. With open plan living, two double bedrooms including a private en-suite, and efficient heating, it is perfectly suited for first-time buyers, downsizers or those looking for an investment property. Early viewing is strongly recommended to appreciate all that this contemporary ground floor flat has to offer so contact Hamish Homes to arrange yours today.

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.





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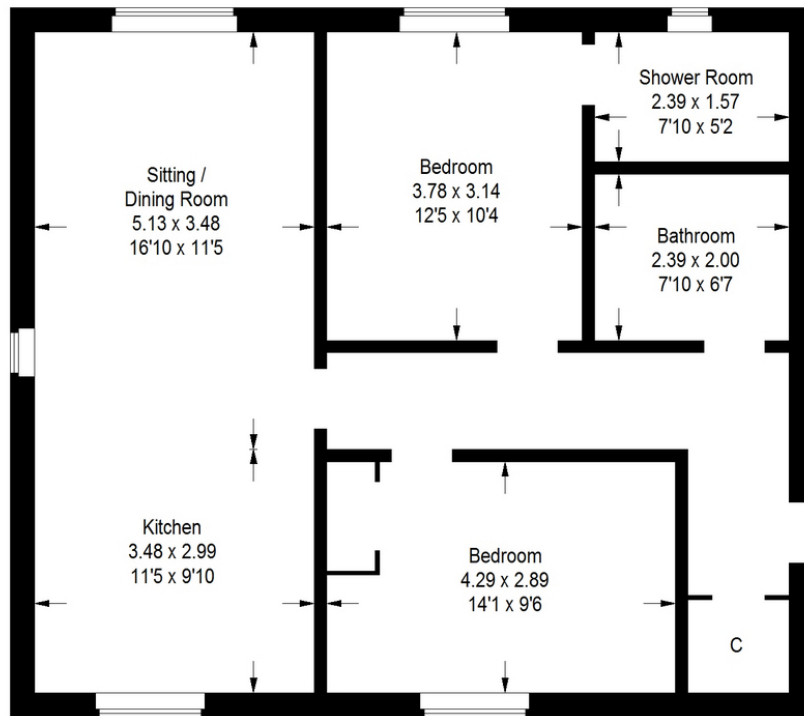
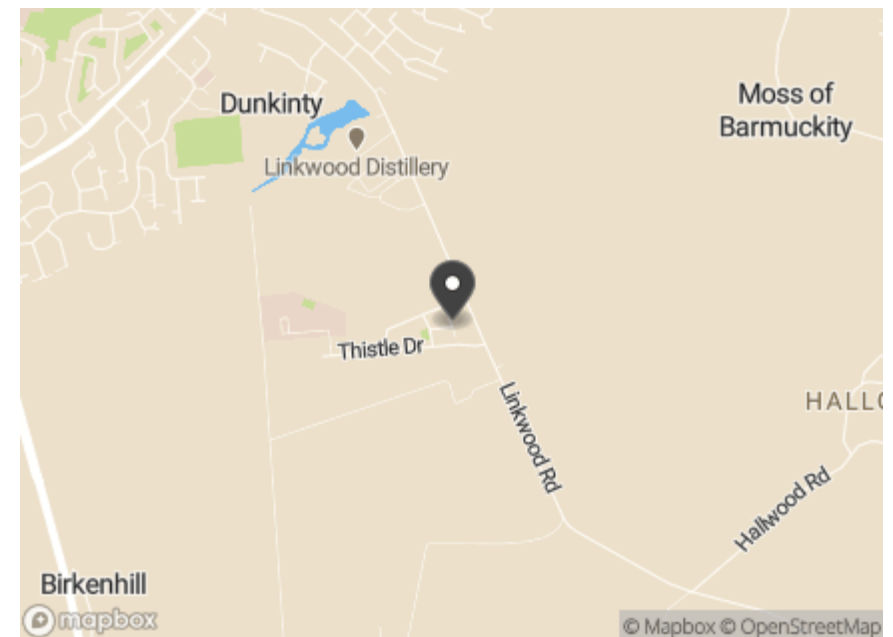


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID1239597)

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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