



Jasmine Drive, Elgin, IV30 8BQ

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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



This modern first floor apartment at 12 Jasmine Drive offers contemporary living in one of Elgin's newer residential developments. Completed in 2022, it forms part of a small block of six properties and features a smart open plan layout and sleek finishes, ideal for modern living.

The open plan living and kitchen area forms the heart of the home. The living space is defined by light grey painted walls and a soft tartan patterned carpet in grey tones. Large windows and glazed doors open to a Juliet balcony, flooding the room with light. It's a spacious and inviting area, perfect for both relaxation and entertaining.

The kitchen sits neatly to one side and is fitted with a mix of dark grey cabinets with light cream doors, finished with sleek chrome handles. A worktop that matches the cabinets ties it all together. Subtle hexagonal tiling forms the splashback, complemented by wooden flooring underfoot and ceiling spotlights above. Integrated appliances include an electric hob with stainless steel extractor overhead, with a built-in oven and a microwave housed within a tall bank of units to the side.

The main bedroom is a generous double with light decor and a soft deep pile grey carpet underfoot. A wide window provides good natural light while a mirror fronted built-in wardrobe offers excellent storage. The en-suite shower room is finished to a modern standard with large grey wall tiles lining the shower and light painted walls elsewhere. A floating basin with storage below and a matching toilet alongside is complimented by a chrome towel radiator that adds a touch of style.

The second bedroom is another comfortable double, featuring slim windows on two sides that create a bright and open feel. Matching grey carpet and mirrored built-in wardrobes maintain the consistent modern finish.

The third bedroom is smaller and currently used as a nursery, decorated in a playful theme with light walls and an accent wallpaper featuring animal prints. Its versatility makes it equally suitable as a home office or guest room.

The family bathroom continues the flat's refined look, with light grey tiling adding depth and texture. A fitted bath with overhead shower and glass screen sits alongside a wall-mounted vanity unit with integrated basin and sleek chrome tap. A concealed cistern toilet and chrome towel radiator complete this stylish, modern space.

A compact utility area provides room for laundry appliances and additional household storage, keeping the main living areas clutter free. The property benefits from double glazed UPVC windows and a composite security entrance door. Heating and hot water are provided by a gas fired Baxi central heating system, managed by a programmable wireless thermostat with individual radiator controls for convenience and energy efficiency.

Externally, the flat enjoys access to a communal car park and shared grounds, along with a designated bike storage area. While there are no private gardens, the development is neatly maintained and offers a practical, low maintenance lifestyle close to Elgin's full range of amenities, schools and transport connections.

This is a modern, stylish and energy efficient home so early viewing is highly recommended. Contact Hamish Homes today to arrange your very own 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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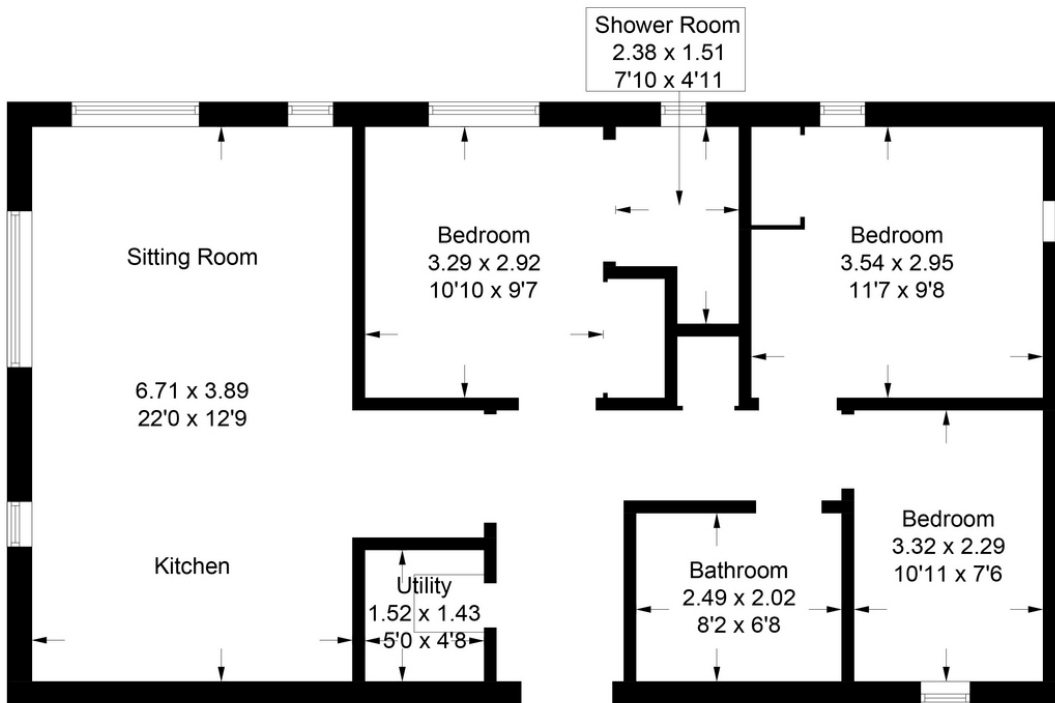
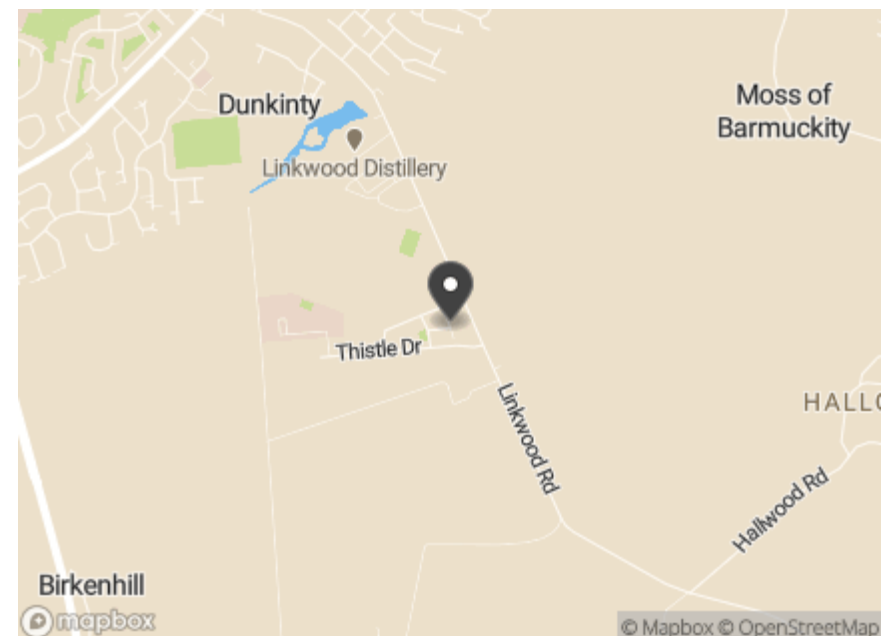


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1247201)

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		
(69-80) C	79	79	(69-80) C	81	81
(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					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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