



Cawdor Avenue, Elgin, IV30 8AH

**Offers Over £285,000**

Hamish

[www.hamish-homes.co.uk](http://www.hamish-homes.co.uk) | 01463 250000



**Hamish**  
PROPERTY PROFESSIONALS



- Built By Springfield Homes In 2018
- Beautiful Kitchen With Integrated Appliances
- Convenient Utility Room & Ground Floor WC
- Master With En-Suite Shower Room
- Daikin Hybrid Gas And Air Heating System
- Sweeping Open-Plan Kitchen/Dining Room
- Sunroom Extension With Wood Burning Stove
- Three Comfortable Double Bedrooms Upstairs
- Double Glazed uPVC Windows Throughout
- Driveway Parking And Attached Garage

**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](mailto:askhamish@hamish-homes.co.uk)



This modern semi-detached villa was built in 2018 by Springfield Properties and has the smart, contemporary look you'd expect from a recent build. The white render and timber detailing give it a crisp finish, while the dark framed windows and matching front door add contrast. A paved driveway sits alongside a neat, low maintenance front garden, with access leading to the garage. Inside, there's around 134 square metres of space spread across two floors, including open-plan living areas and three comfortable double bedrooms. It's a great home for families looking for a move-in ready home in a great Elgin location.

The lounge sits to the front of the house and feels instantly welcoming. A large window fills the room with light, while the white walls and soft grey patterned feature wall create a modern backdrop. The wood effect flooring adds texture, complementing the home's contemporary feel. It's a generous space that comfortably accommodates sofas, occasional furniture and media units, making it ideal for everyday relaxation or family gatherings.

The kitchen and dining area forms the heart of the home, bright, spacious and beautifully finished. The kitchen features sleek white cabinets topped with light grey work surfaces, creating clean lines. Integrated AEG appliances include a double oven built into tall units and a hob set within the worktop, complete with a stylish extractor hood above. Glass fronted cabinets with internal lighting and built-in wine racks add a touch of detail, while kickstrip lighting and ceiling spotlights enhance the modern finish. A large radiator sits between the kitchen and dining spaces, keeping the whole area comfortable. The dining space easily accommodates a family sized table and chairs, making it ideal for relaxed meals or entertaining guests.

Flowing from the dining area, the sunroom feels bright and welcoming, surrounded by windows that fill the space with light. French doors open directly onto the garden, extending the living area outdoors in warmer months. A wood burning stove sits neatly in one corner, creating a cosy focal point for cooler evenings. The matching wood effect flooring and white walls continue through from the main living areas, maintaining the home's clean, modern flow. This is a wonderful addition that works perfectly as a second sitting room or family area.

A door from the kitchen leads into the utility room. It's fitted with matching white cabinets and a grey worktop that ties in with the kitchen's style. There's an additional stainless steel sink and space for both a washing machine and tumble dryer, along with room for small appliances or storage. A back door opens directly to the garden, making it easy to hang out laundry with ease.

Just off the utility room is the ground floor WC. This is a bright space finished with large white tiles along the lower walls, topped with a mosaic border that adds a touch of colour. It includes a modern white toilet and wall mounted basin with a chrome ladder radiator completing the look and keeping the room warm.

From the hallway, the staircase leads up to the first floor, where three bedrooms and the main bathroom are found. A soft grey carpet runs up the stairs and across the landing, giving the space a warm, comfortable feel, all set against clean white painted walls.

The master bedroom continues the home's modern style with light decor and soft grey carpet underfoot. Built-in wardrobes with wood effect doors and a central mirrored panel provide generous storage while adding a sleek visual feature. The room also enjoys a private en-suite shower room. The en-suite is finished in glossy grey tiling and white fittings. It includes a corner shower enclosure with chrome mixer shower, a toilet and a wash hand basin set within a large unit. A chrome ladder radiator, rooflight window and gentle sloped ceiling complete this well designed private space.

The second bedroom is another bright and spacious double, decorated in the same crisp modern style. The dormer window draws in natural light and adds character to the space, while a compact radiator beneath provides warmth. Mirrored sliding wardrobes line one wall, offering excellent storage and reflecting light throughout the room.

The third bedroom includes its own fitted mirrored wardrobe providing useful storage without intruding on the space. Like in the other bedrooms, soft grey carpet and white walls create a calm, neutral backdrop. A wide window allows light to fill the room, complemented by a compact radiator below. It's an ideal setting for a guest room, child's bedroom or home office.

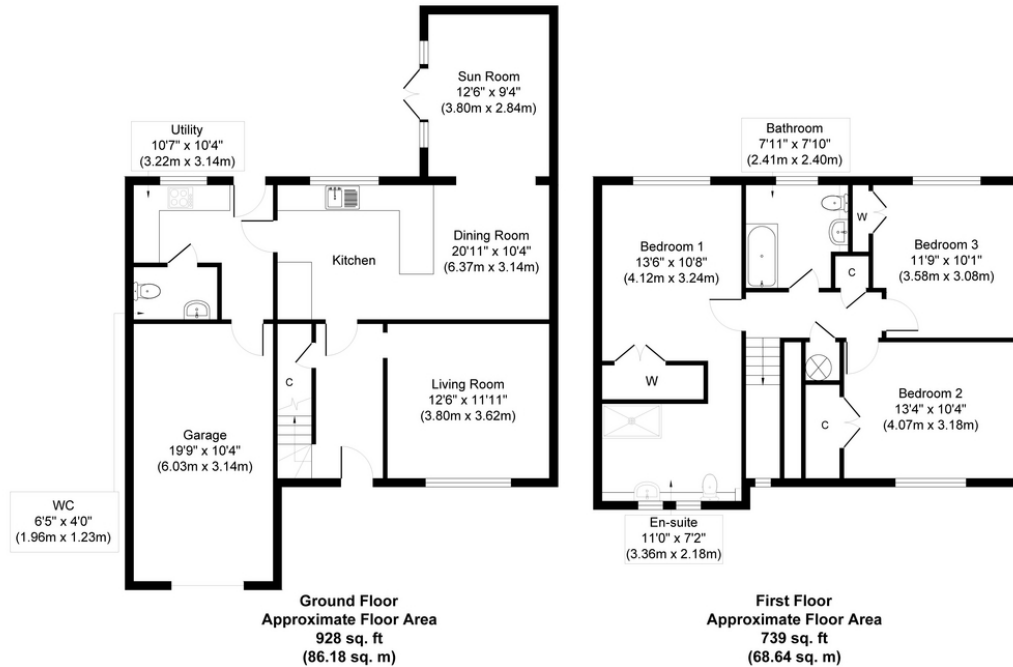
The family bathroom is finished to a high standard with neutral beige tiles complemented by decorative vertical mosaic detailing for a touch of contrast. A modern white suite includes a fitted vanity unit incorporating the wash basin and toilet, offering practical storage and a clean, streamlined look. The bath features a mains shower above with glass screen to the side while a tall chrome ladder radiator completes the room.



3

3



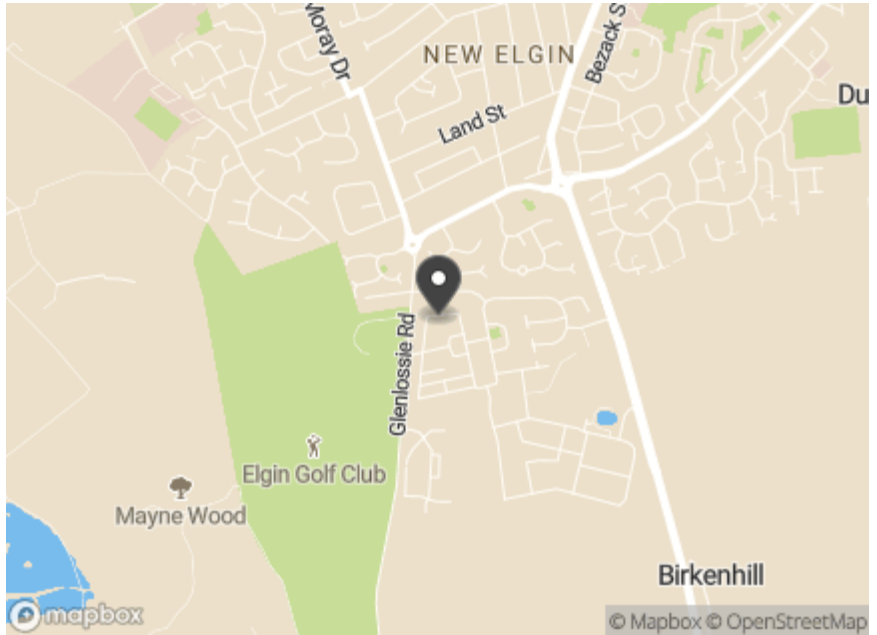


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

| Energy Efficiency Rating                                                            |         |           |
|-------------------------------------------------------------------------------------|---------|-----------|
|                                                                                     | Current | Potential |
| Very energy efficient - lower running costs                                         |         |           |
| (92+)                                                                               | 80      | 84        |
| A                                                                                   |         |           |
| (81-91)                                                                             |         |           |
| B                                                                                   |         |           |
| (69-80)                                                                             |         |           |
| C                                                                                   |         |           |
| (55-68)                                                                             |         |           |
| D                                                                                   |         |           |
| (39-54)                                                                             |         |           |
| E                                                                                   |         |           |
| (21-38)                                                                             |         |           |
| F                                                                                   |         |           |
| (1-20)                                                                              |         |           |
| G                                                                                   |         |           |
| Not energy efficient - higher running costs                                         |         |           |
| England, Scotland & Wales                                                           |         |           |
| EU Directive 2002/91/EC                                                             |         |           |
|  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                      |         |           |
|-------------------------------------------------------------------------------------|---------|-----------|
|                                                                                     | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions                     |         |           |
| (92+)                                                                               | 87      | 88        |
| A                                                                                   |         |           |
| (81-91)                                                                             |         |           |
| B                                                                                   |         |           |
| (69-80)                                                                             |         |           |
| C                                                                                   |         |           |
| (55-68)                                                                             |         |           |
| D                                                                                   |         |           |
| (39-54)                                                                             |         |           |
| E                                                                                   |         |           |
| (21-38)                                                                             |         |           |
| F                                                                                   |         |           |
| (1-20)                                                                              |         |           |
| G                                                                                   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                     |         |           |
| England, Scotland & Wales                                                           |         |           |
| EU Directive 2002/91/EC                                                             |         |           |
|  |         |           |



Hamish

Kintail House, Beechwood Park,  
Inverness, IV2 3BW

www.hamish-homes.co.uk | 01463 250000