



**High Street, Elgin, IV30 1EQ**  
**Offers Over £100,000**

**BELVOIR!**

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Situated in a prime central position on Elgin's High Street, this three-bedroom Category C listed property presents an excellent opportunity for buyers seeking a renovation project with character and potential.

While the property would benefit from a programme of upgrading and modernisation, it provides a superb blank canvas for those looking to create a bespoke home or investment in a sought-after location.

The property enjoys immediate access to a wide range of local amenities, all within easy walking distance, including shops, cafes, and transport links. Elgin itself is a vibrant and well-connected town, making it an attractive setting for both owner-occupiers and investors .

This is a rare opportunity to acquire a centrally located listed property with significant scope to add value.

Council tax band B  
EPCE

### Entrance Hallway

Entrance hallway with doors leading off to the bathroom and two ground floor bedrooms.  
A carpeted staircase leads up to the first floor.  
Electric storage heater.  
Cupboard housing hot water cylinder.  
Vinyl flooring.

### Bathroom 7'10" x 5'2" (2.4 x 1.6)

Three piece bathroom comprising bath with shower over, wash hand basin and toilet.  
Window to the side aspect.  
Electric fan heater.  
Vinyl flooring.  
Ceiling light fitting.

### Bedroom 1 11'9" x 7'6" (3.6 x 2.3)

Bedroom with window to the side aspect.  
Built in wardrobe.  
Fitted carpet.  
Electric radiator.  
Ceiling light fitting.

### Bedroom 2 9'6" x 13'5" (2.9 x 4.1)

Double bedroom with windows to both the side and rear aspect.  
Built in wardrobe.  
Ceiling light fitting.  
Electric radiator.

### Stairs

Carpeted staircase leads up to the lounge area.

### Lounge 13'9" x 16'4" (4.2 x 5)

Spacious lounge with windows to the front, side and rear aspects.  
Electric storage heater.  
Ceiling light fitting.  
Laminate flooring

### Bedroom 3 10'5" x 9'10" (3.2 x 3 )

Accessed off the lounge is a double bedroom with window to the side aspect.  
Laminate flooring.  
Electric radiator.  
Ceiling light fitting.



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### **Kitchen 13'9" x 9'2" (4.2 x 2.8)**

Good sized kitchen with a range of fitted units.

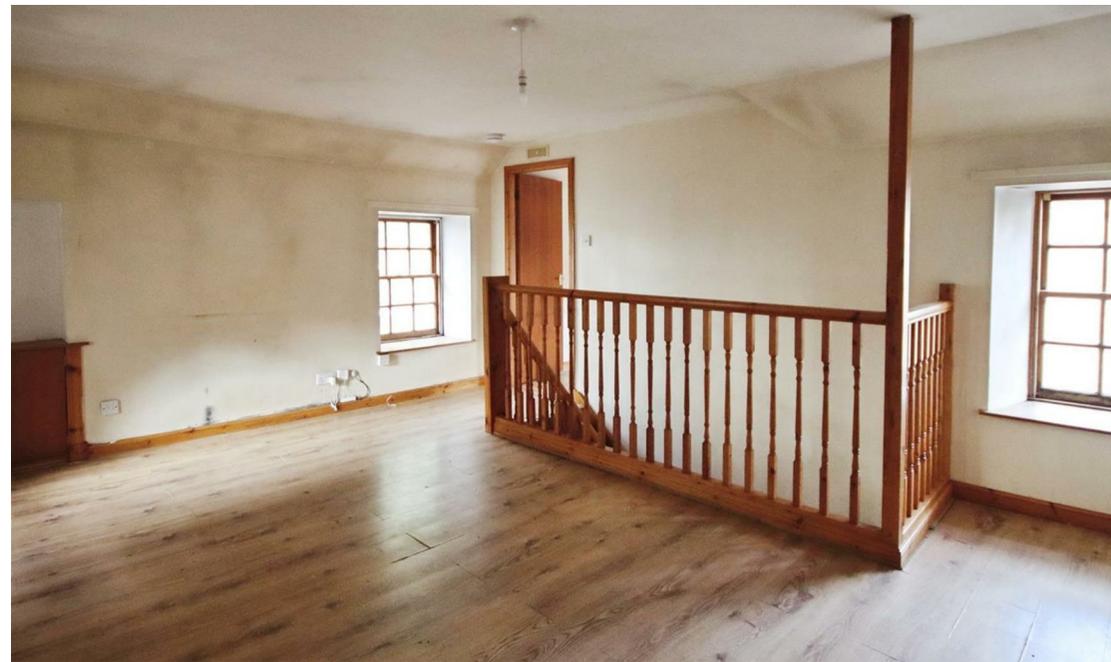
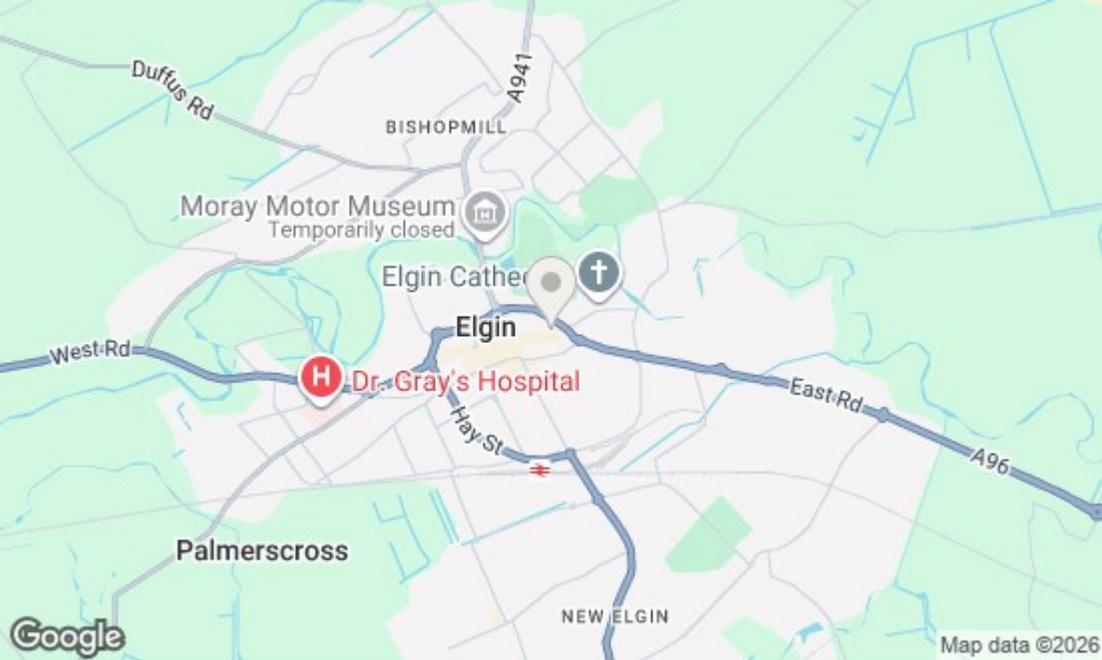
Vinyl flooring.

Windows to the front and rear.

### **Exterior**

The large garden is laid to lawn with space for off-street parking once renovated.





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