

21 Bain Avenue

ELGIN, MORAYSHIRE, IV30 6GB



Stylish three-bed bungalow in quiet Elgin location with underfloor heating, studio annexe outbuilding, solar panels & modern upgrades—move-in ready



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Welcome to 21 Bain Avenue, Elgin – a beautifully upgraded and immaculately presented three-bedroom semi-detached bungalow, located in a desirable and peaceful part of Elgin. This stylish home is truly walk-in condition, with tens of thousands of pounds spent on quality improvements by the current owners including solid oak hallway flooring.

THE LOUNGE



Step inside to find a spacious and light-filled lounge, perfect for relaxing or entertaining. The heart of the home is the modern kitchen/diner, fitted with high-gloss cream units and Quartz worktops, an induction hob, washing machine, tumble dryer and premium integrated AEG ovens at head height for convenience. Installed around six years ago, this kitchen was a top-spec project with a value exceeding £20,000.

THE KITCHEN





The sleek, refurbished shower room offers underfloor heating and a luxurious walk-in shower with both rainfall and handheld heads. All three bedrooms are generously sized and feature built-in cupboard space for convenience and storage.

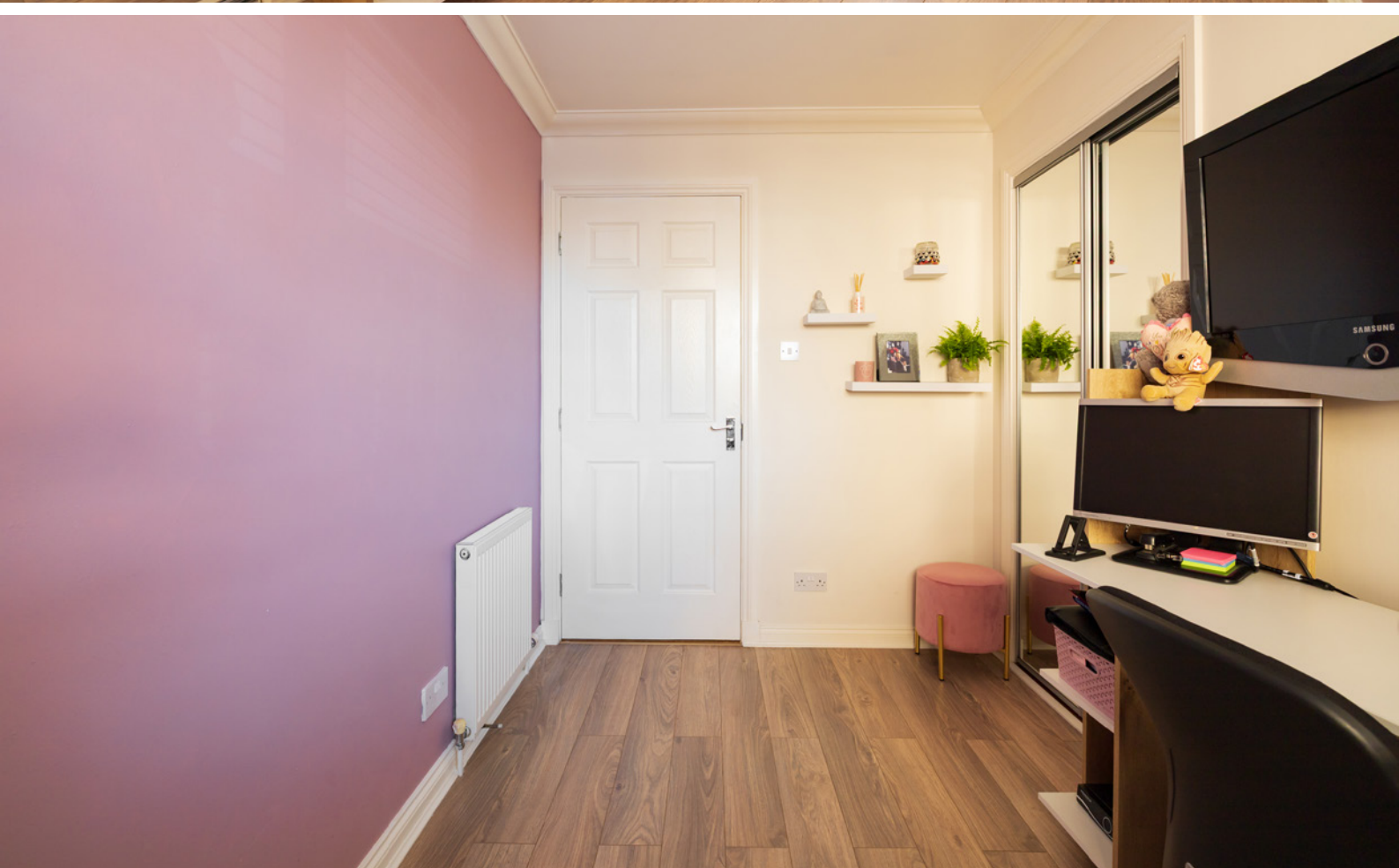
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



Outside, the property continues to impress with a well-kept front lawn, driveway parking, and a generous rear garden. Enjoy outdoor living with two seating areas – a fenced private spot and a gravelled patio – ideal for relaxing in the sunshine or hosting friends. There's also a handy garden shed and the bonus of 16 solar panels fitted to the front section of the roof, helping to improve energy efficiency.

EXTERNALS



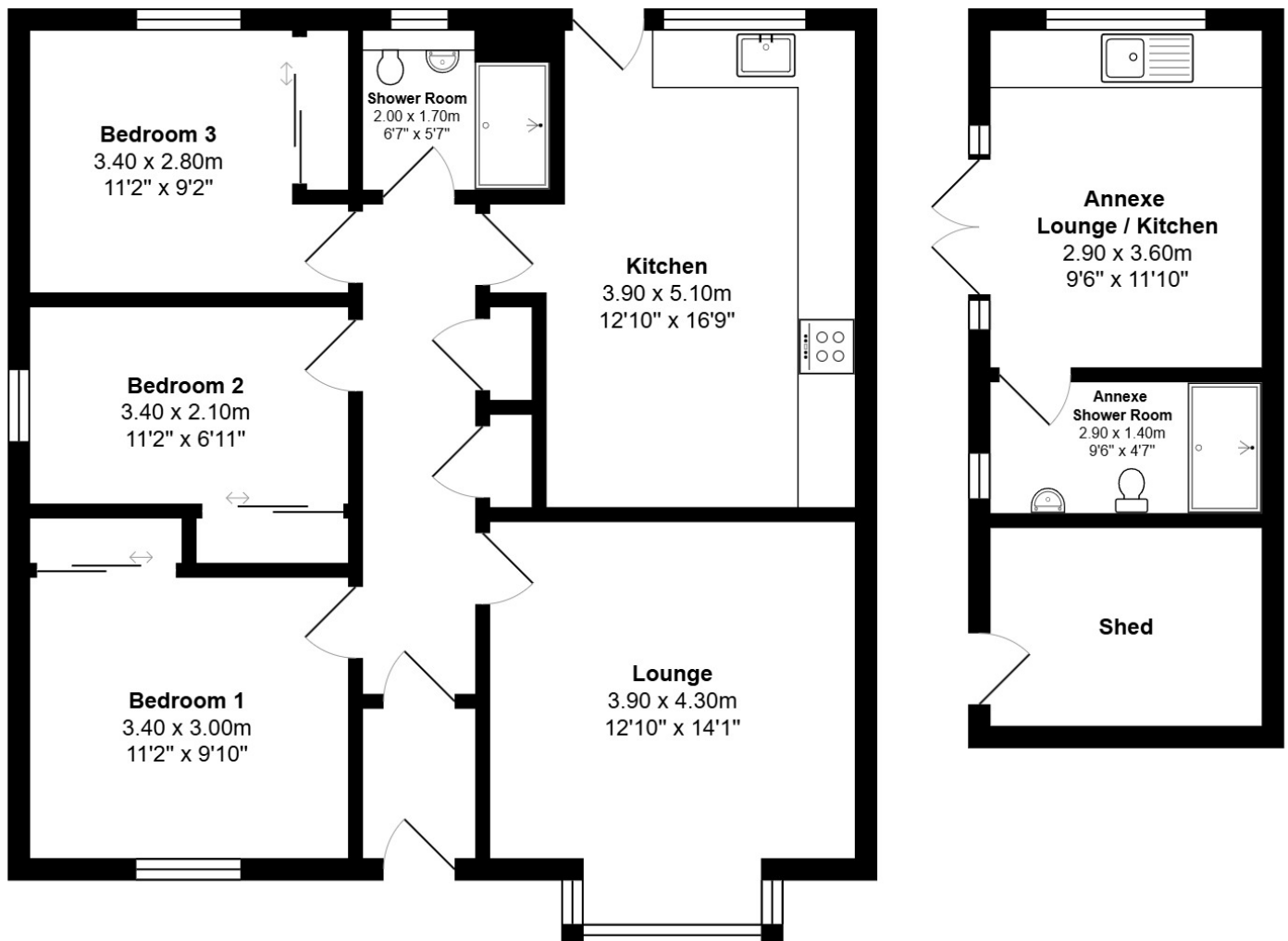
One of the standout features of this property compared to others is the converted former garage, now a fully functional studio annexe. With its own lounge/kitchenette, and modern shower room, this space is perfect for visiting family, independent teenagers, or even as a potential income opportunity (subject to any necessary permissions or licensing).

This is a rare opportunity to own a thoughtfully improved, move-in-ready home with versatile living options in a great location.

THE STUDIO ANNEXE

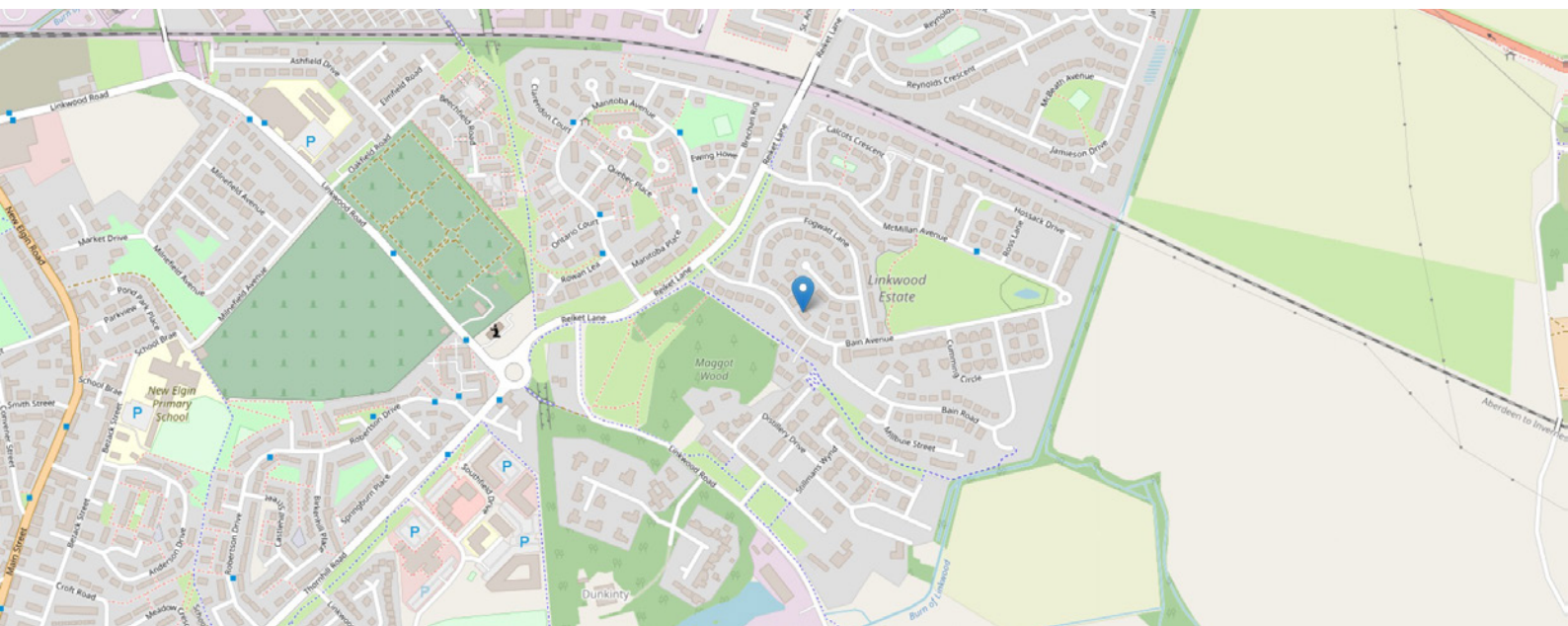


FLOOR PLAN, DIMENSIONS & MAP



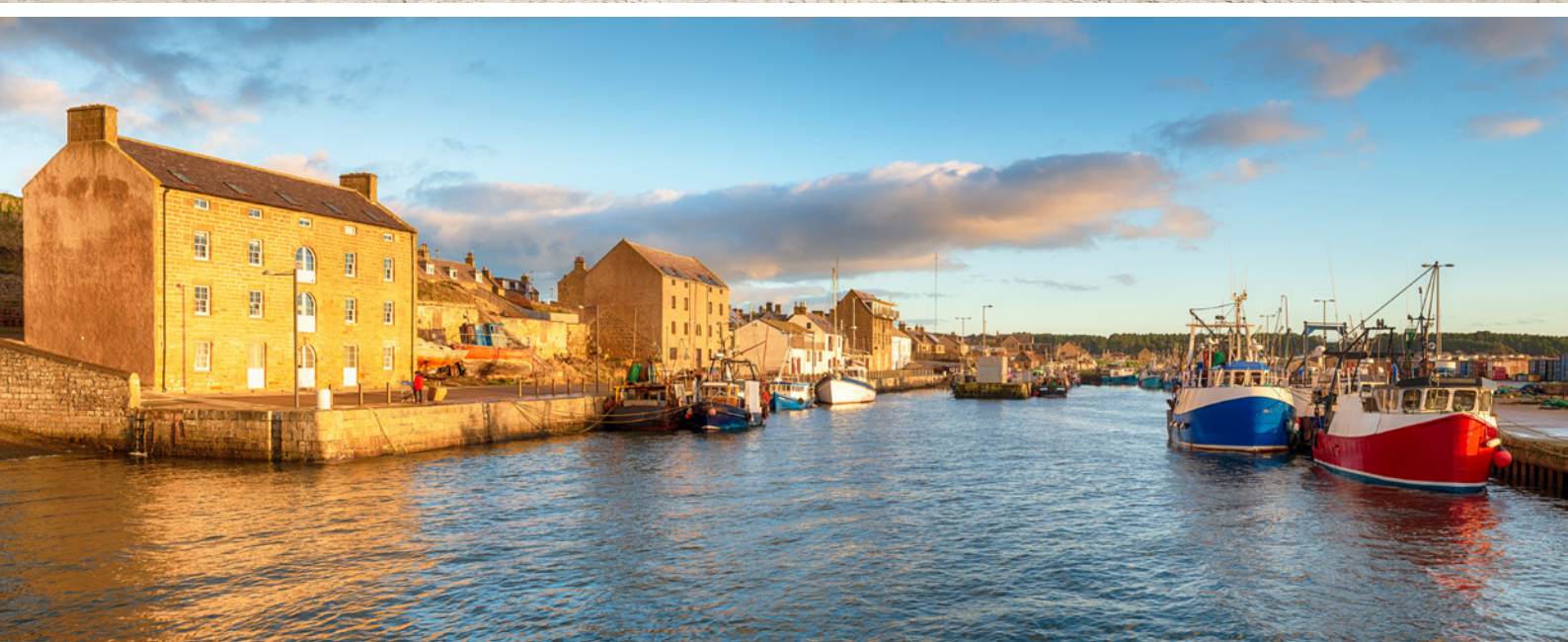
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79m² | EPC Rating: B



THE LOCATION

Nestled in the heart of Morayshire, Elgin offers the perfect blend of modern convenience, natural beauty, and rich local heritage. Whether you've lived here all your life or are discovering the area for the first time, Elgin welcomes residents of all ages with its warm community spirit and vibrant lifestyle. Ideally positioned between Aberdeen and Inverness, Elgin enjoys excellent connectivity, placing the amenities, opportunities, and energy of these two major cities within easy reach, whether for commuting, shopping, or weekend escapes.





Just a short drive away lies the spectacular Moray coast, where miles of unspoiled beaches and dramatic shoreline offer endless options for seaside walks, wildlife spotting, and relaxation. Traditional harbours and charming villages dot the coastline, while the nearby Whisky Trail invites you to experience some of Scotland's most iconic distilleries.

Elgin itself is a thriving town with a great mix of age groups, creating a friendly and inclusive environment. Families, professionals, and retirees alike will find plenty to enjoy here, from quality schools and green spaces to leisure facilities and cultural landmarks. The town centre features a pedestrian-friendly high street and a bustling shopping scene, with everything from local boutiques to familiar national brands. Nearby retail parks provide further choice, including supermarkets and major stores for all your daily needs. For food lovers, Elgin doesn't disappoint. A diverse range of eateries—from cosy cafés and artisan bakeries to international restaurants and takeaway favourites - ensures there's something to suit every taste and budget.

Combining the comfort of small-town living with the benefits of city access and coastal charm, Elgin truly offers the best of all worlds. Discover a place where lifestyle, location, and community come together—your new beginning could start right here in Elgin.



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