



**Apex27**

5 Bedroom Detached House  
Bain Avenue, Elgin, Scotland  
Elgin, IV30 6GB

**£895,000**  
<https://apex27.co.uk>





## Bain Avenue, Elgin, IV30 6GB

This elegant property in Elgin, Scotland offers a perfect blend of classic charm and modern convenience. The spacious detached house features 5 bedrooms and 4 bathrooms, providing ample space for a large family or guests.

The elegant principle rooms exude sophistication and offer plenty of space for entertaining or relaxing. The modern kitchen is a chef's delight, complete with high-end appliances and stylish finishes.

Located in a central location in Elgin, this property offers convenience and easy access to the town's amenities and attractions. With off-street parking, you'll never have to worry about finding a place to park.

Outside, the property boasts a beautiful 104' rear garden, perfect for enjoying the outdoors and spending time with family and friends. The 50' deep driveway provides plenty of space for multiple vehicles.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

