



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**49 Haugh Road**

ELGIN, MORAY, IV30 1AR





# Elgin

MORAY, IV30 1AR

Elgin, a cathedral city, is situated on the A96 linking the cities of Aberdeen and Inverness. Elgin provides a lifestyle and all the facilities one would expect with modern-day city living.

Excellent educational establishments are available locally including schools and higher education. It boasts numerous leisure facilities including, health clubs, swimming pools, ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets and national chain stores can be found in and around the city.

The Moray Coast is within easy reach and has a choice of spectacular walks on pebbled and sandy beaches, at the same time you can enjoy an abundance of wildlife including dolphins and seals that can often be seen along this rugged coastline.

The city also has access to superb rail and bus services with easy access to the A96 which gives direct routing to Aberdeen, which is approximately sixty-five miles to the east and less than forty miles to Inverness to the west. Both of these cities also offer an excellent rail and bus service, with UK and international flights being provided at both Aberdeen and Inverness Airports.



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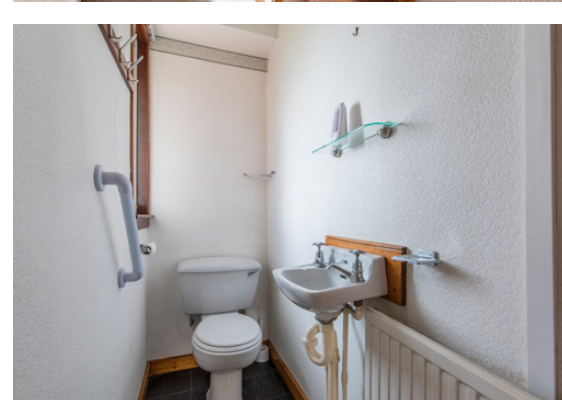
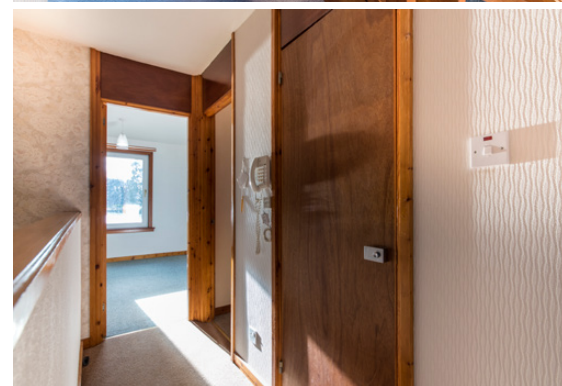
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This family home is well proportioned and has excellent storage on both floors, given the location it would suit a family that would benefit from being close to local amenities and the city centre. The accommodation has generous rooms and benefits from gas central heating and double glazing.

Briefly, the property consists of an entrance vestibule, hall with WC and open plan staircase to the first floor. A bright generous main lounge with double formation windows, a large kitchen with good space for dining, space for utility goods and includes a large storage cupboard. The first floor consists of the landing with a large storage cupboard, the family bathroom which has a shower over the bath, three double bedrooms two of which has built-in wardrobes.

Outside there is a secure front garden with concrete storage shed which provides outside storage for garden equipment and bikes. The rear of the property has areas of lawn, pathways, and borders with a mixture of plants and shrubs. Off street parking is provided by a private carpark.

Early viewings are highly recommended and by appointment only.



*“... well proportioned and has excellent storage on both floors, given the location it would suit a family that would benefit from being close to local amenities and the city centre ...”*





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.40m (14'5")
Kitchen	4.50m (14'9") x 3.50m (11'6")
Bedroom 1	4.50m (14'9") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Bedroom 3	3.50m (11'6") x 3.20m (10'6")
Bathroom	1.80m (5'11") x 1.80m (5'11")
WC	1.90m (6'3") x 0.90m (2'11")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): All fixed floor covering and blinds where fitted.

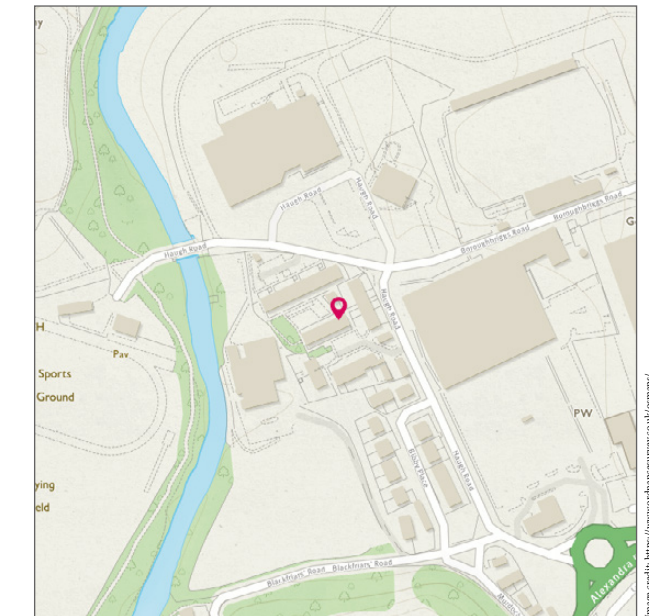


Image credit: <https://www.ondanceenergy.co.uk/comaps/>





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Photographer



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