

4 Newton Place

ELGIN, MORAY, IV30 6AZ



*AN IMMACULATE FAMILY VILLA IN A FANTASTIC
LOCATION IN ELGIN*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this four-bedroom detached villa in Elgin. The property is in walk-in condition. 4 Newton Place is located in a quiet cul de sac on the western edge of Elgin under the beautiful tree canopy of Quarrel Wood. If you seek privacy with easy access to both Elgin and the A96, this is the property for you.

Entering the property from the vestibule, you find yourself in the hall, which leads to all the accommodation. Ahead is the open staircase leading to the first floor. To the left is a large comfortable formal lounge and to the right is Bedroom 4, currently utilised as a sitting room/office with a storage cupboard. Beyond the staircase, you access the ground floor shower room, finished to a high standard, fully tiled with a laminate floor.

Leaving the hall, you enter a beautiful open plan family living space, including a kitchen, island, informal lounge, and dining area. There are double doors to the rear fully enclosed garden.





The kitchen exudes quality with fresh-modern and streamlined storage, ample workspace, rounded corners and soft-closing features. Utilities include a sizeable double stove with gas hob and dishwasher. Light floods in from three aspects, creating a naturally lit and airy space.

There is a further large utility with impressive levels of storage behind the kitchen itself; this is the living hub of the house, which must be viewed to be wholly appreciated.



The Lounge





Sitting Room





Utility Room



Shower Room





Moving upstairs are three double bedrooms and the family bathroom. The master bedroom is a large double with full-width wardrobe space, and bedrooms 2 & 3 are double rooms with storage. The family bathroom with shower bath has a square rain shower head and hand-held outputs, a lovely bathroom suite fully tiled with a wall cabinet.

The front garden is lawn, and an extended lock block paved driveway large enough for five cars. The rear garden is extensive, laid mainly to lawn, with a large stone patio and decking area; it is a fully fenced private garden offering safety for pets and children.

In addition, the property benefits from gas central heating with Combi boiler, UPVC double glazing and oak doors throughout. This is a rare opportunity to acquire an immaculate family villa in a fantastic location in Elgin.



Bedroom 1





Bedroom 2





Bedroom 3





The Bathroom





Approximate Dimensions
(Taken from the widest point)

Open Plan Living	8.10m (26'7") x 7.80m (25'7")
Lounge	4.60m (15'1") x 4.30m (14'1")
Sitting Room	3.60m (11'10") x 3.20m (10'6")
Utility	2.80m (9'2") x 1.80m (5'11")
Shower Room	2.00m (6'7") x 1.80m (5'11")
Bedroom 1	5.00m (16'5") x 3.20m (10'6")
Bedroom 2	4.70m (15'5") x 3.10m (10'2")
Bedroom 3	3.10m (10'2") x 2.70m (8'10")
Bathroom	2.50m (8'2") x 1.70m (5'7")

Gross internal floor area (m²): 172m²

EPC Rating: D

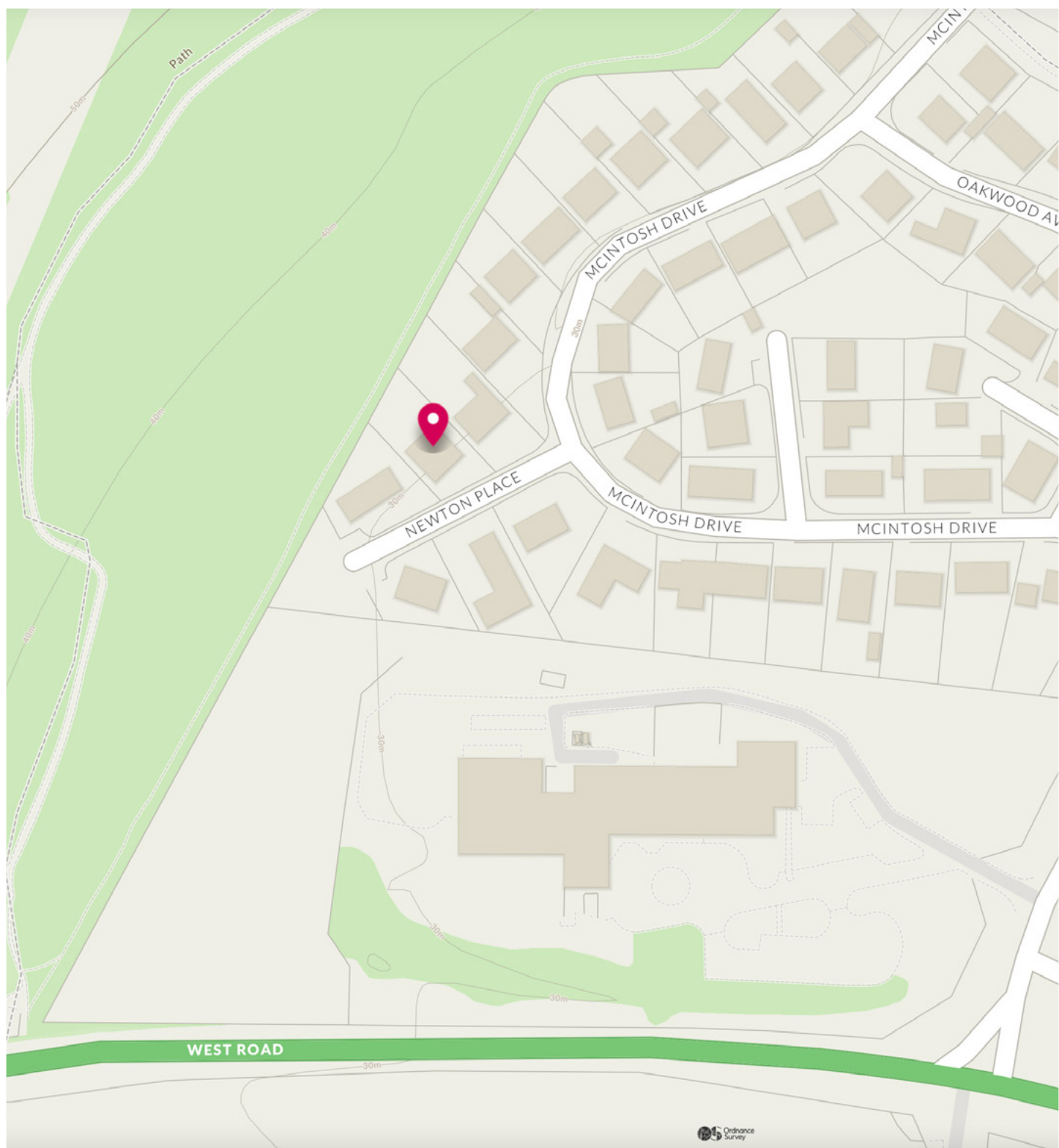


The Garden



Elgin is situated on the A96 trunk road which links the cities of Aberdeen in the east and Inverness in the West. The town of Elgin provides everything one would expect, comprehensive educational facilities are available in and around the city including pre-school, primary school, secondary and higher education with the renowned Gordonstoun Public School a short drive away. It boasts numerous leisure facilities including, health clubs, swimming pool, golf courses, outdoor and indoor bowling facilities to name but a few. Within the centre, banks, restaurants, cafés, pubs, a variety of local shops and supermarkets, can be found in and around the city.

The Moray Coast is renowned for its relatively mild and dry climate and breath-taking scenery south to the mountains and north to the Moray Firth where you have a choice of walks on spectacular beaches, whilst enjoying the abundance of wildlife including dolphins and seals, which can be seen along this rugged coastline.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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