

6 Carden Close

ALVES ELGIN, IV30 8FE



AN IMMACULATE BEAUTIFUL THREE-BEDROOM DETACHED BUNGALOW



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase 6 Carden Close, an immaculate beautiful three-bedroom detached bungalow with a gorgeous wrap-around garden situated on a quiet road on the northern fringe of Alves available for immediate occupation in walk-in condition.

There is a good-sized formal dining room and a comfortable and spacious family lounge with a feature fireplace (wood burner) and patio doors to the garden.





The Lounge



The kitchen is complete with a Rangemaster Classic hob and double oven and dishwasher are all integrated with an island featuring additional storage and a food preparation area. The kitchen is complemented by an informal dining area set in a beautiful bay window with patio access to the rear garden. Off the kitchen is a utility room with a washing machine, tumble drier (available via separate negotiation) and the electricity consumer unit with an external door leading to the detached pitched roof double garage.





On the left of the hall are two double bedrooms, both have fitted wardrobes. The family bathroom, with a spa bath and shower cubicle and fully tiled splashback vinyl flooring; is bright and airy. Bedroom one is the largest bedroom with an en-suite that boasts a multi-head shower cubicle.

This high-caliber modern property has been finished to the highest standards, sits discretely on a sizeable plot, and further benefits from oil-fired central heating and double-glazing, plus a floored loft with a Ramsay ladder. This bungalow would make an ideal family home or buy-to-let investment.



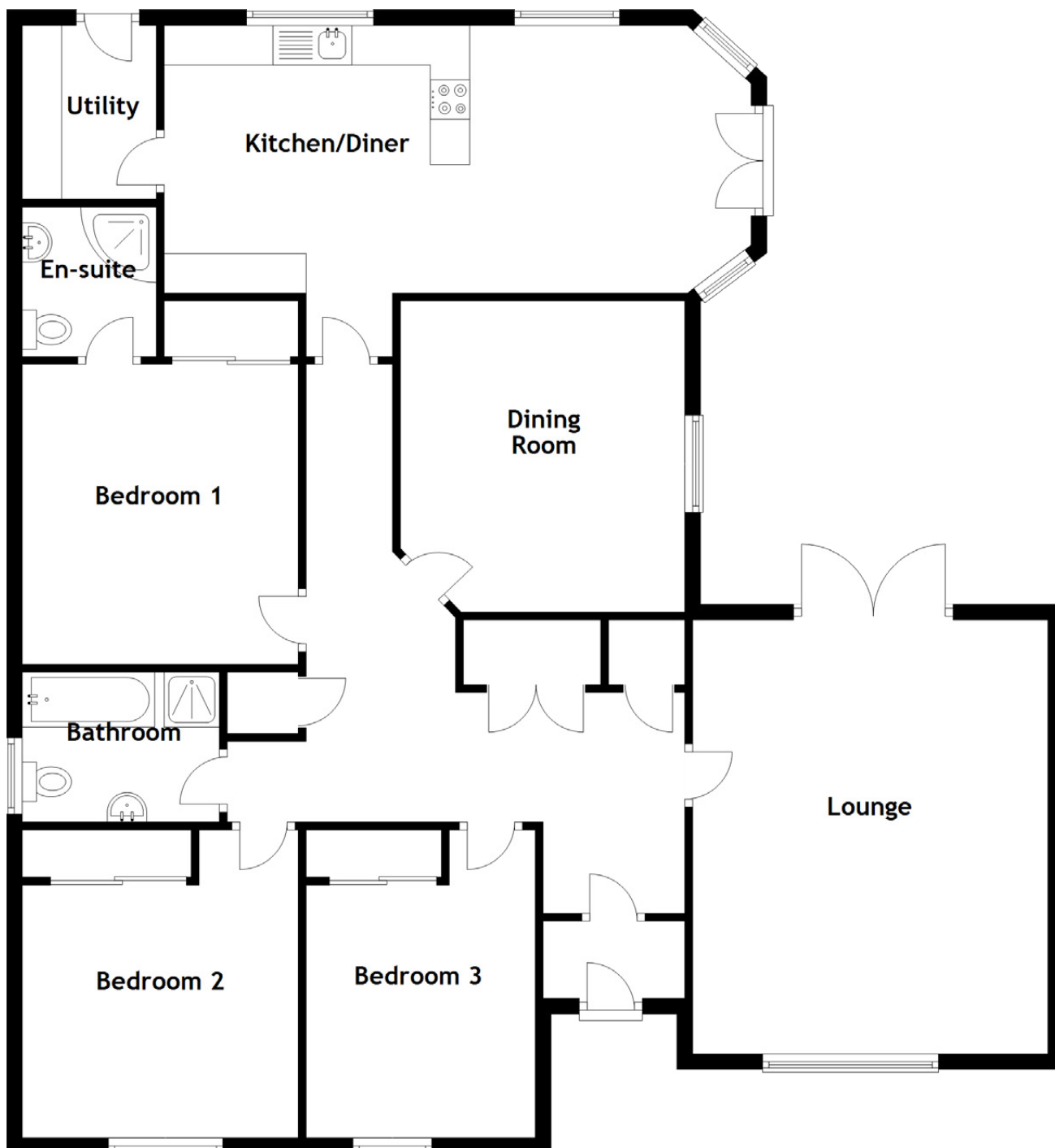
Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	7.04m (23'1") x 3.39m (11'2")	Bathroom	2.50m (8'2") x 1.90m (6'3")
Lounge	5.50m (18'1") x 4.50m (14'9")	En-suite	1.90m (6'3") x 1.70m (5'7")
Dining Room	3.94m (12'11") x 3.60m (11'10")	Utility	2.20m (7'3") x 1.70m (5'7")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")		
Bedroom 2	3.90m (12'10") x 3.50m (11'6")	Gross internal floor area (m ²): 144m ²	
Bedroom 3	3.90m (12'10") x 2.90m (9'6")	EPC Rating: D	

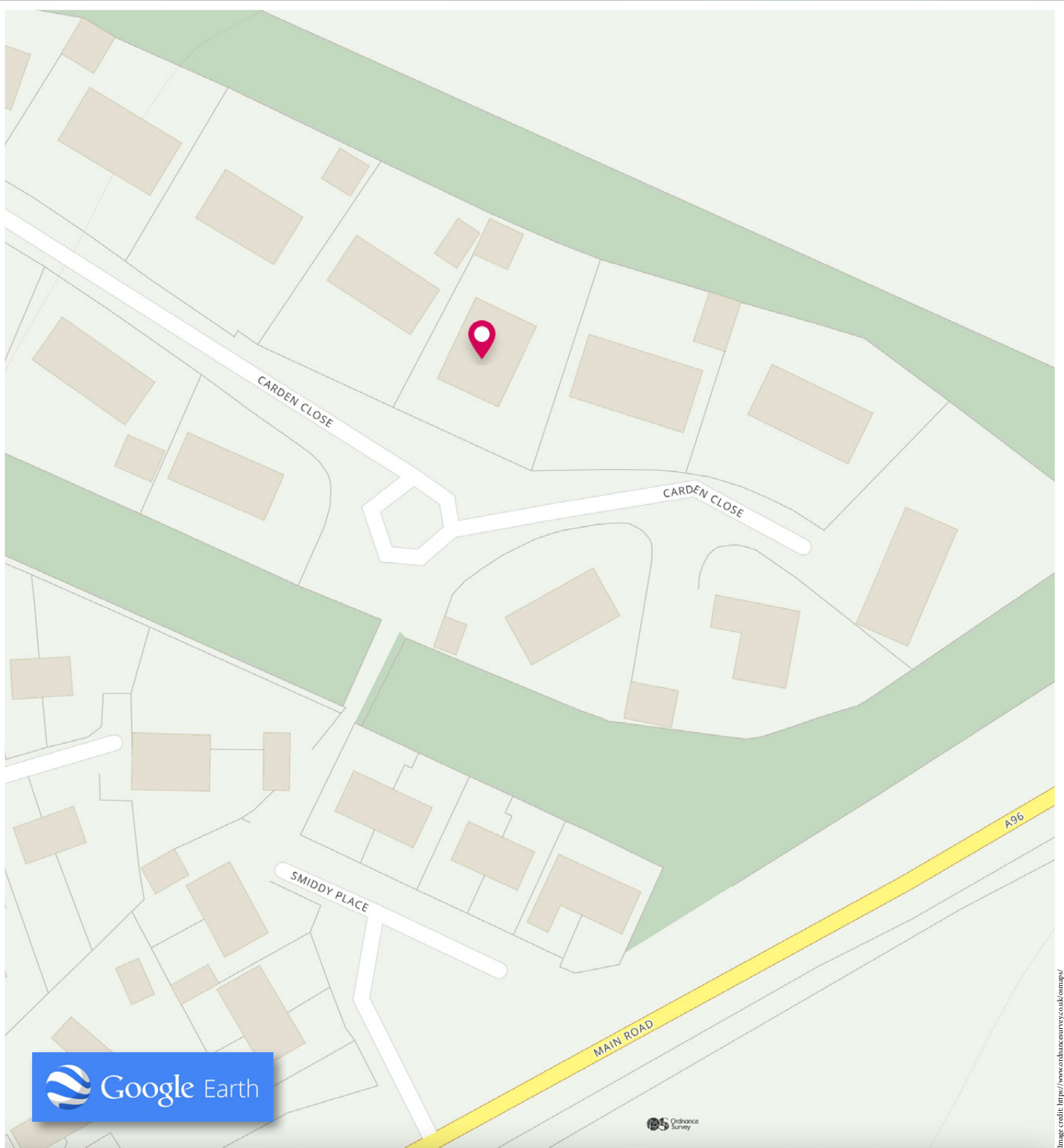
The front of the house has a lock block parking area for two/ three cars; the driveway then continues with space for a further six vehicles and finishes at the double garage. The garden wraps around the bungalow from the front to the rear with a mixture of lawn, raised flower beds, shrub border and mature hedges. You can follow the sun all day long or seek shade in the summer house on an elevated patio at the rear of the garden with a privacy hedge. This magical garden is fully enclosed with many neuks and crannies for lazy afternoons. The garden offers a safe and private space for both pets and children.





6 Carden Close is a fabulous detached bungalow set in Alves, a quiet hamlet between Forres and Elgin, the County town of Moray. Alves sits close but well back from the A96, the main trunk road which links Inverness and Aberdeen. Alves has convenient access to the frequent public bus service for those who wish to commute between Forres or Elgin. The property is perfect for young families as the primary school is just a short walk away and will equally appeal to someone seeking accommodation all on one level. Excellent educational establishments are available in Elgin and Forres; they boast many leisure facilities, including health clubs, swimming pools, an ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops and supermarkets.

The Moray Coast (Findhorn & Roseisle) is seven miles. The property's location is also within leisurely reach of Speyside, the heart of the Whisky Country. Speyside is a well-known area for ramblers, and there are unlimited opportunities for field sports with forests, grouse moors and low-ground shoots within easy driving distance. Moray offers spectacular walks on stunning beaches with abundant wildlife, including Ospreys, dolphins, seals, and whales, often to be seen along this World Heritage coastline.



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