



ELYSIAN VILLA 3 MAYNE ROAD, ELGIN, MORAY, IV30 1NY



THE LOCATION



# ELGIN MORAY, IV30 1NY

Located in the popular west end area of Elgin, close by to all local facilities including Dr Grays hospital, the city centre and the main A96 trunk road, Elgin, a cathedral city, is situated on the A96 linking the cities of Aberdeen to Inverness. Elgin provides a lifestyle and all the facilities one would expect with modern-day city living. Excellent educational establishments are available locally including school 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 west to Inverness. Both of these cities offer excellent rail and bus services, with UK and international flights being provided at both Aberdeen and Inverness Airports.

# ELYSIAN VILLA 3 MAYNE ROAD, ELGIN, MORAY, IV30 1NY

Elysian Villa offers a rare opportunity to own a period property that has been extensively upgraded over the years to an exact standard by the current owners. The property retains many of its original features and has been thoughtfully extended to provide generous accommodation which superbly blends new with traditional finishes providing a superior home where only the best of materials and craftsmanship have been used resulting in a fine property, a home you will be proud of.

This property must be viewed to fully appreciate the character, quality and spacious accommodation on offer. The downstairs offers flexible living spaces to suit various family needs. Full of quality fixtures and fittings including many character features which includes impressive bay windows to the front, high ceilings, original coving, feature fire with surround and two feature stoves that supplement the heating.

Briefly, the property consists of:

**GROUND FLOOR:** Entrance vestibule, inner hall, large lounge with a bay window to the front elevation and feature open fireplace, formal dining room suitable for use as a ground floor bedroom, large luxury individually designed quality kitchen with integrated appliances which is open plan to an additional dining/sitting area. This extended part of the property provides open plan living with a split level floor and incorporates a large living area with feature cathedral style ceiling and a large wood burning stove, there are patio doors to a decked area and an access door to the side garden area. The ground floor also benefits from a large utility room which incorporates a shower room, large boiler cupboard, additional utility units and storage space.

**FIRST FLOOR:** Upper landing, large main bedroom with bay window to the front elevation and stove with feature surround, two further large double bedrooms with space for free standing wardrobes, an extended luxury family bathroom with large separate shower unit completes the accommodation.

**EXTERNALLY:** The property sits on a generous plot, the front garden has been professionally landscaped and provides off street parking for two cars. The rear garden has been landscaped and consists of a mixture of pathways, borders and a decked area, there is a drying area with-in the Astro effect grass. The rear garden is fully enclosed providing a private safe area for children and pets, there is a large garage with power and light which provides additional secure parking and outside storage space. Both the front and rear gardens have been designed to ensure that minimal maintenance is required.



HALLWAY / LOUNGE





KITCHEN / UTILITY / DINING ROOM





SUNROOM





BEDROOMS 1 & 2

**KEY FEATURES:**

- Four reception rooms, one of which would be suitable for a ground floor bedroom.
- Many original period features.
- Individually designed and crafted kitchen with quality utilities.
- Feature open fireplace with surround.
- Large luxury family bathroom with separate shower.
- Two feature stoves that supplement the heating.
- Off street parking to the front.
- Large garage to the rear.
- Low maintenance front and rear garden.

A quality period home in a popular area of Elgin which is well known for its welcoming community. Early viewings are a must to appreciate the character and features that this fine property offers.

The property also benefits from double glazing, gas central heating, off street and secure garage parking. Viewings are by appointment only.



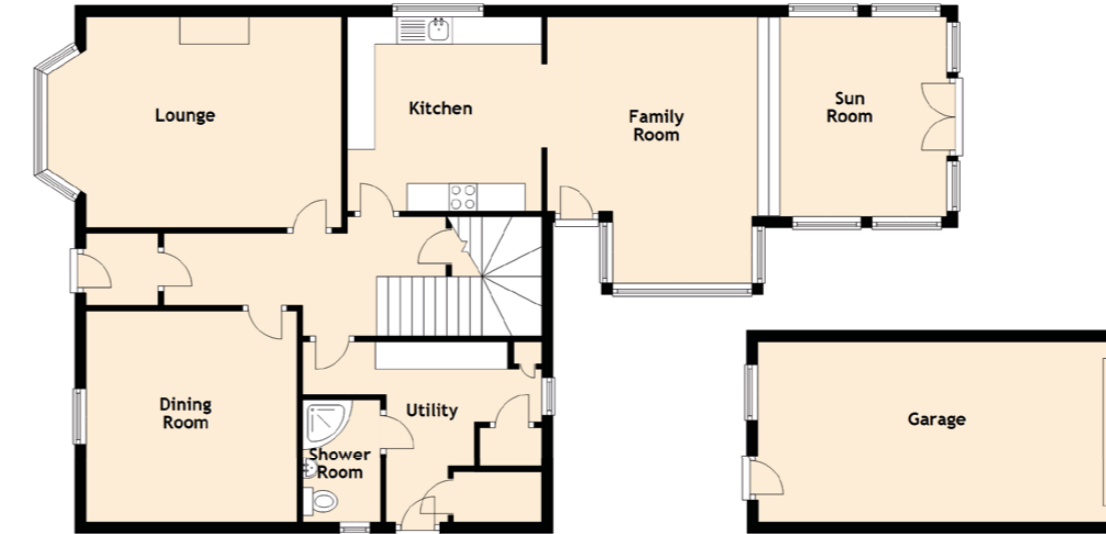


BEDROOM 3 / BATHROOM



# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



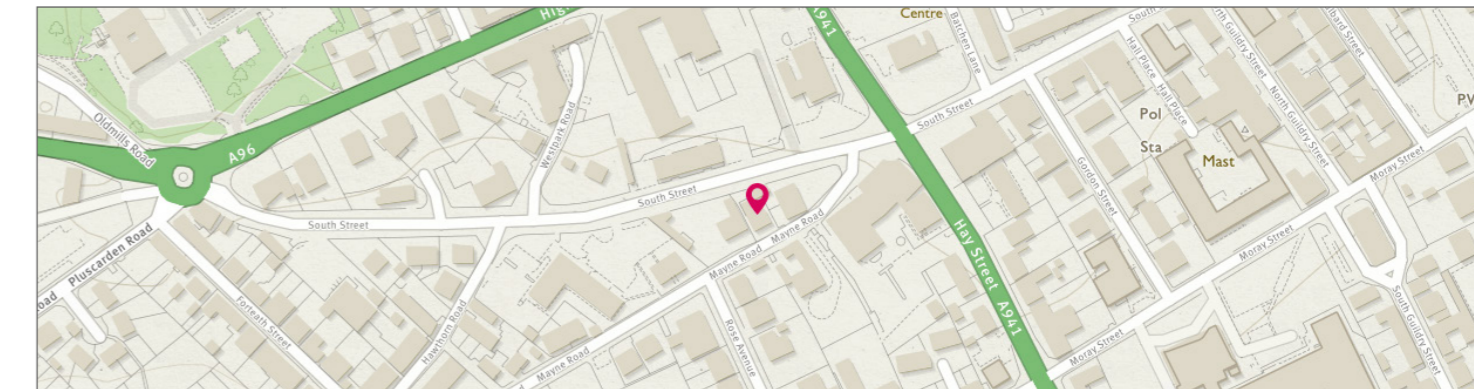
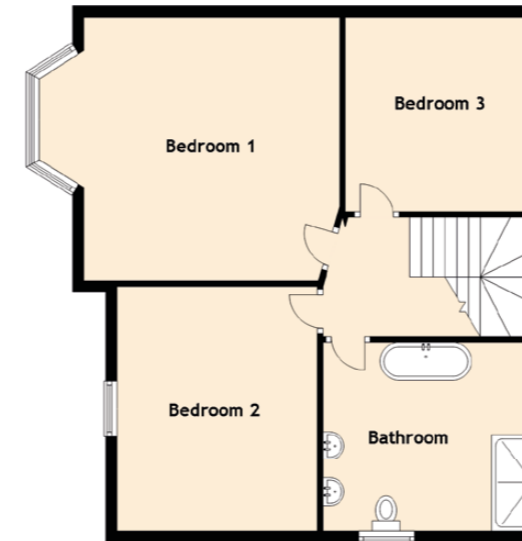
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	3.50m (11'6") x 3.50m (11'6")
Dining Room	3.80m (12'6") x 3.80m (12'6")
Utility	4.30m (14'1") x 3.80m (12'6")
Family Room	4.80m (15'9") x 3.70m (12'2")
Sun Room	3.60m (11'10") x 3.40m (11'2")
Shower Room	2.20m (7'3") x 1.40m (4'7")

First Floor	
Bedroom 1	5.40m (17'9") x 4.40m (14'5")
Bedroom 2	4.40m (14'5") x 3.60m (11'10")
Bedroom 3	3.50m (11'6") x 3.50m (11'6")
Bathroom	3.90m (12'10") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 180m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All curtains, flooring, lighting and blinds will be included in the sale with the exception of the blinds in the dining room.







# McEwan Fraser Legal

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Text and description  
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