

26 Brodie Place

ELGIN, MORAY, IV30 4LP



*Large and Spacious Three Bedroom Ground Floor
Flat in the Bishopmill area of Elgin*



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McEwan Fraser Legal is delighted to present this large and spacious 3 Bedroom Ground Floor Flat in the Bishopmill area of Elgin. The property is in excellent condition and is located only ½ mile from the centre of Elgin. Both Bishopmill Primary (0.3 miles) and Elgin Academy (0.5m) plus local shops are within easy walking distance.

You enter the flat by its own dedicated door into a vestibule with understairs storage. This leads into the spacious hall which has the potential to offer added work from home space and benefits from hardwearing laminate flooring.

THE KITCHEN



The kitchen has been extended to provide comfortable dining space by the removal of a storage cupboard creating a functional fully equipped kitchen; Gas hob and oven washing machine and tumble dryer with sufficient storage to support a growing family.



The flat benefits from three large double bedrooms two of which have dedicated wardrobes. The third is sufficiently large to accommodate a standalone wardrobe.

BEDROOM 1



BEDROOM 2



BEDROOM 3



A standout bathroom which has recently been upgraded comprising of large separate bath with standalone shower and modern bathroom suite.

THE BATHROOM



THE LOUNGE

A surprisingly large family lounge completes the property.



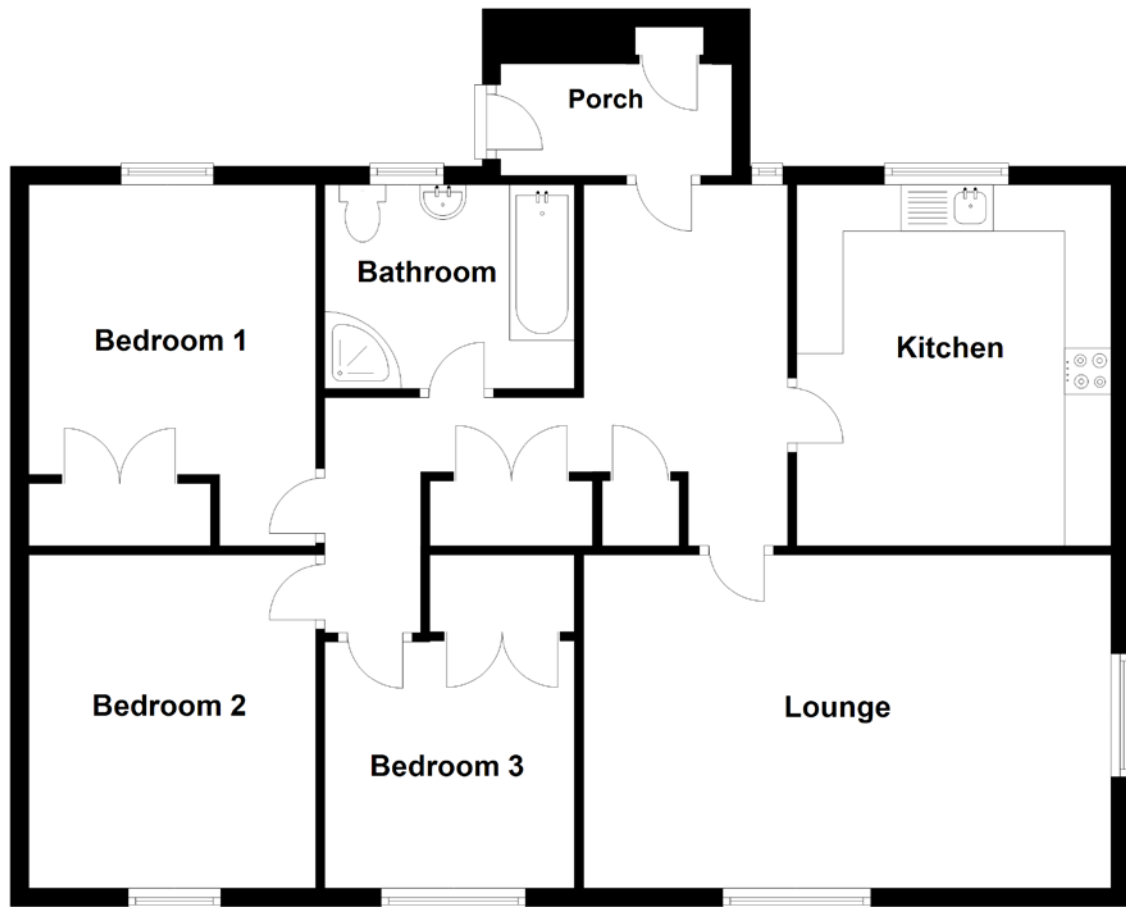
The property has gas central heating (Worcester combi boiler only 4 years old) and full double glazing; shared drying and garden area – car parking is available close by. Recently decorated and new carpets throughout.

This is a rare opportunity to acquire a large centrally located 3-bedroom flat perfect for a growing family seeking easy access to schools and local shops by foot. Viewing is recommended to appreciate the size and quality of the property.

THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

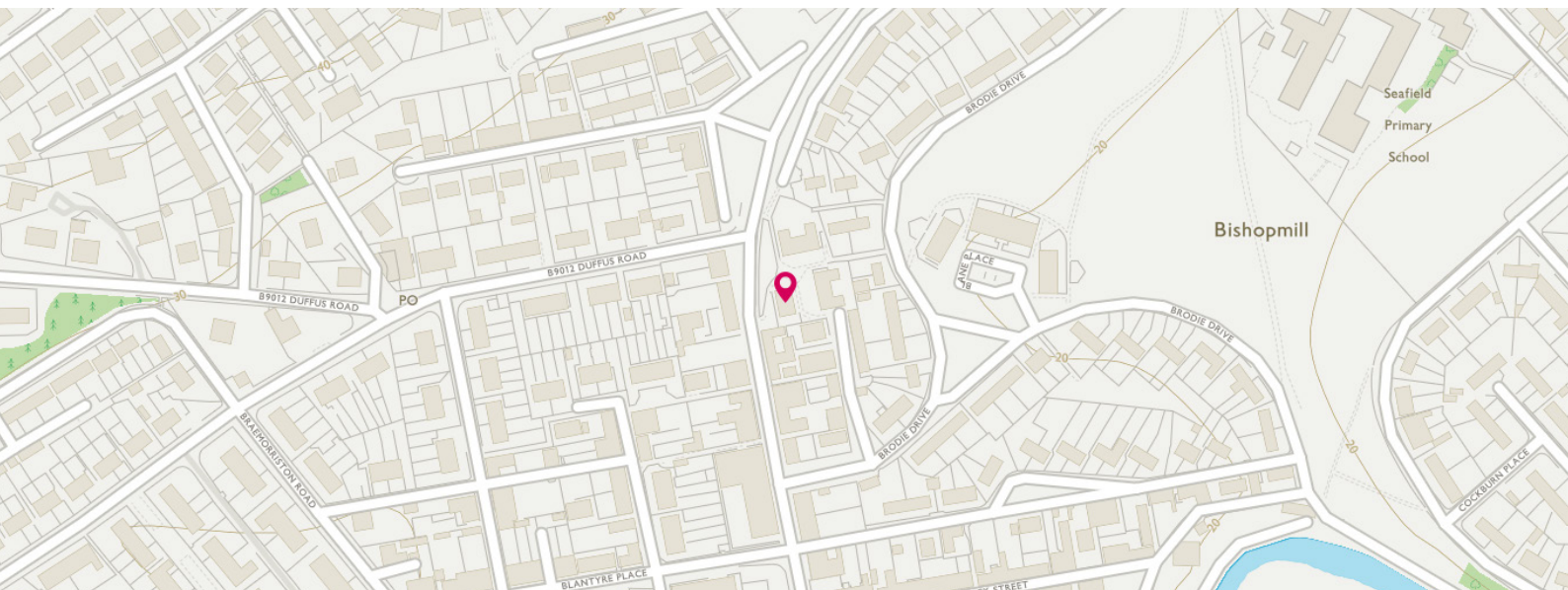


Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 3.60m (11'10")
Kitchen	3.90m (12'10") x 3.30m (10'10")
Bedroom 1	3.90m (12'10") x 3.10m (10'2")

Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bedroom 3	2.90m (9'6") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 2.20m (7'3")

Gross internal floor area (m²): 98m²
EPC Rating: C



THE LOCATION

Elgin, a cathedral city, is situated on the A96 trunk road, which links the cities of Aberdeen and Inverness and supplies a lifestyle and services expected within a modern-day city.





There are excellent educational establishments available locally, including primary schooling and higher education. It boasts many leisure facilities including, health clubs, swimming pools, an ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores can also 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 with an abundance of wildlife including Ospreys, dolphins, seals, and whales often to be seen along this World Heritage coastline. The properties location is within easy reach of Speyside, the heart of the Whisky Country. Speyside is a well-known route for ramblers, and there are unlimited opportunities for field sports with a wonderful choice of deer forests, grouse moors and low ground shoots within easy driving distance



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