

5 Meg Farquhar Street

ELGIN, IV30 4FP



Prestigious modern development in a new residential suburb of Elgin. Recently built spacious four-bedroom with country views.



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McEwan Fraser Legal are delighted to offer for sale a spacious four-bedroom detached dwelling located within the new "Findrassie" development in a prestigious northern residential suburb of Elgin. Enjoy conveniently located amenities, schools and scenic surroundings with country views to the front of the property.

Number 5 Meg Farquhar Street, has been architecturally designed and built to the highest of specifications by the renowned David Wilson Homes. The property boasts an energy-efficient design, high-quality features and modern living, with approximately 8 years of an NHBC warranty remaining. Immaculate fresh neutral décor, and floor coverings with full uPVC double glazing, and gas central heating. This impressive family home has been designed to offer versatile modern living over two levels which will appeal to a wider audience especially young families with room to grow. With its desirable location and accommodation viewing is an absolute must to fully appreciate all that is on offer.

THE LOUNGE



Accommodation comprises: a welcoming entrance hallway, cloakroom, and a generous-sized lounge to the front of the property.

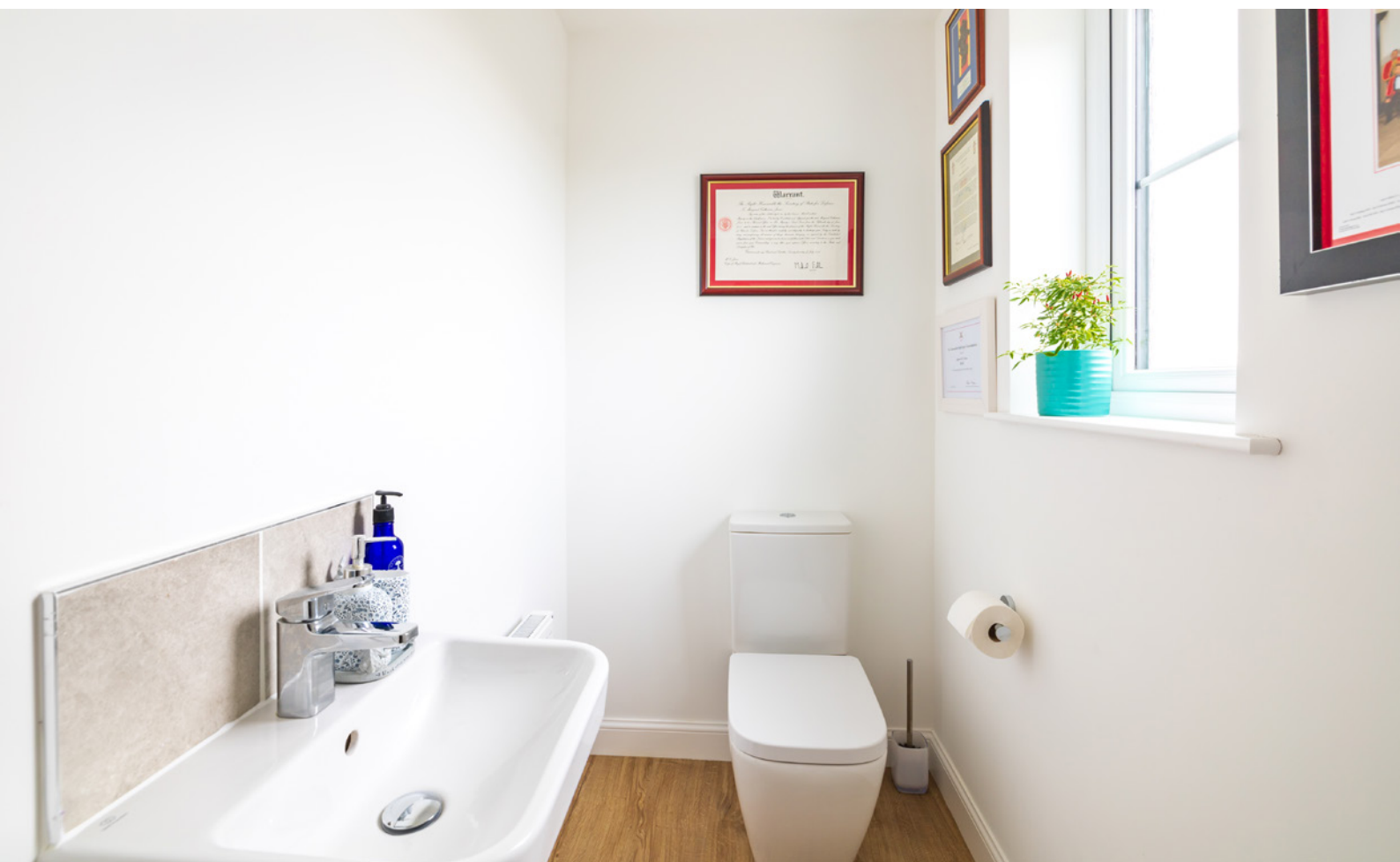
THE KITCHEN/DINER



To the rear, there is a beautifully appointed open-plan dining kitchen and family area running the full width of the home. The kitchen area is well equipped with an impressive range of quality base and wall-mounted units and integrated appliances. The family/dining area has ample space for an array of living/dining furniture and has French doors allowing access to the fully enclosed rear garden and patio area as well as a utility room with access to the driveway.



THE UTILITY & WC





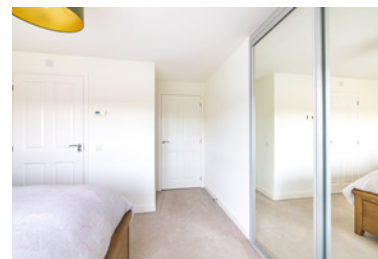
A carpeted stairway with a wooden balustrade leads to the upper landing where you have a master bedroom boasting an en-suite shower room and fitted wardrobes.

There are three further good-sized bedrooms and a centrally located three-piece family bathroom with a shower over the bath which completes the accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



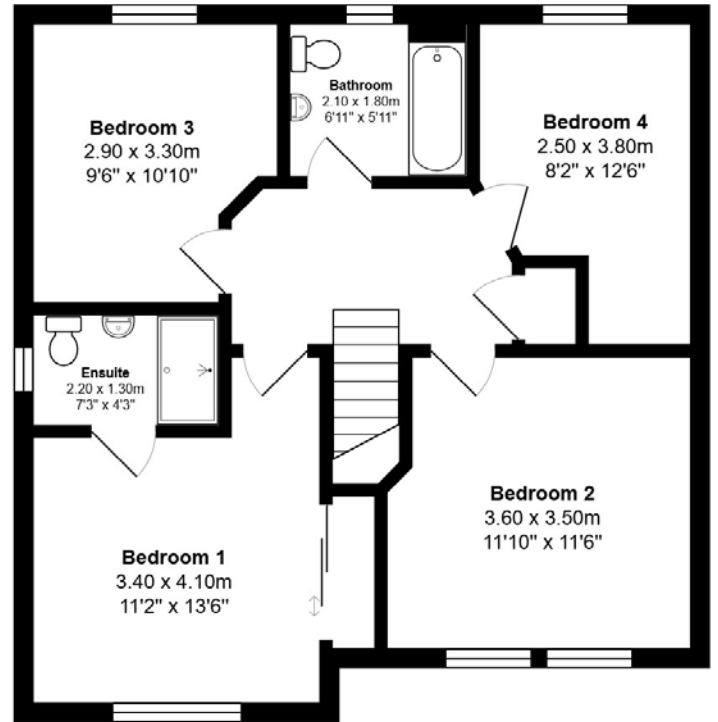
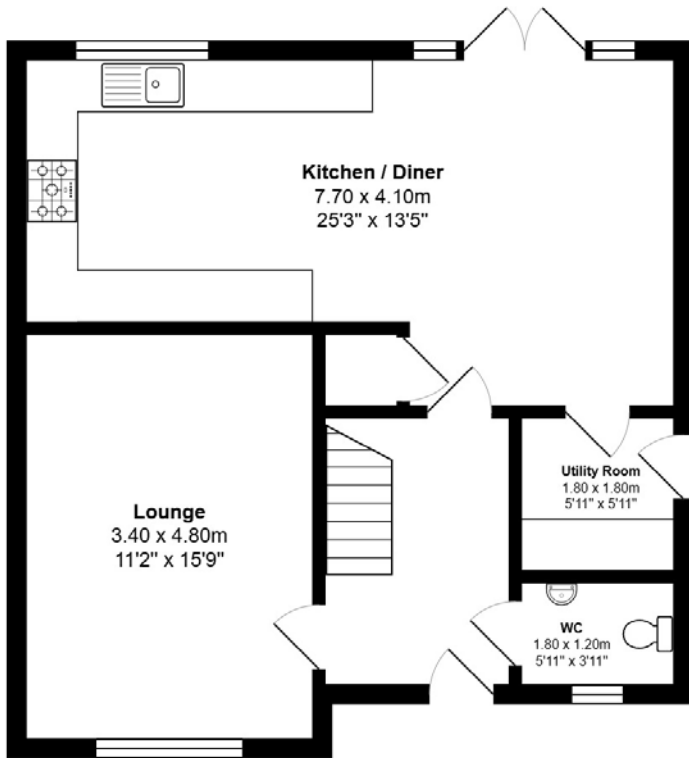
The front garden is laid mainly to lawn with sporadic planting of shrubs and plants a driveway which allows off-street parking for two vehicles which leads to the single garage.

The south-facing rear garden has a high perimeter fence and is fully enclosed providing a safe and secure environment for children and pets alike. The garden is laid mainly to the lawn, enjoying the sun most of the day with a patio area, perfect for entertaining and some alfresco dining.

EXTERNALS & VIEW



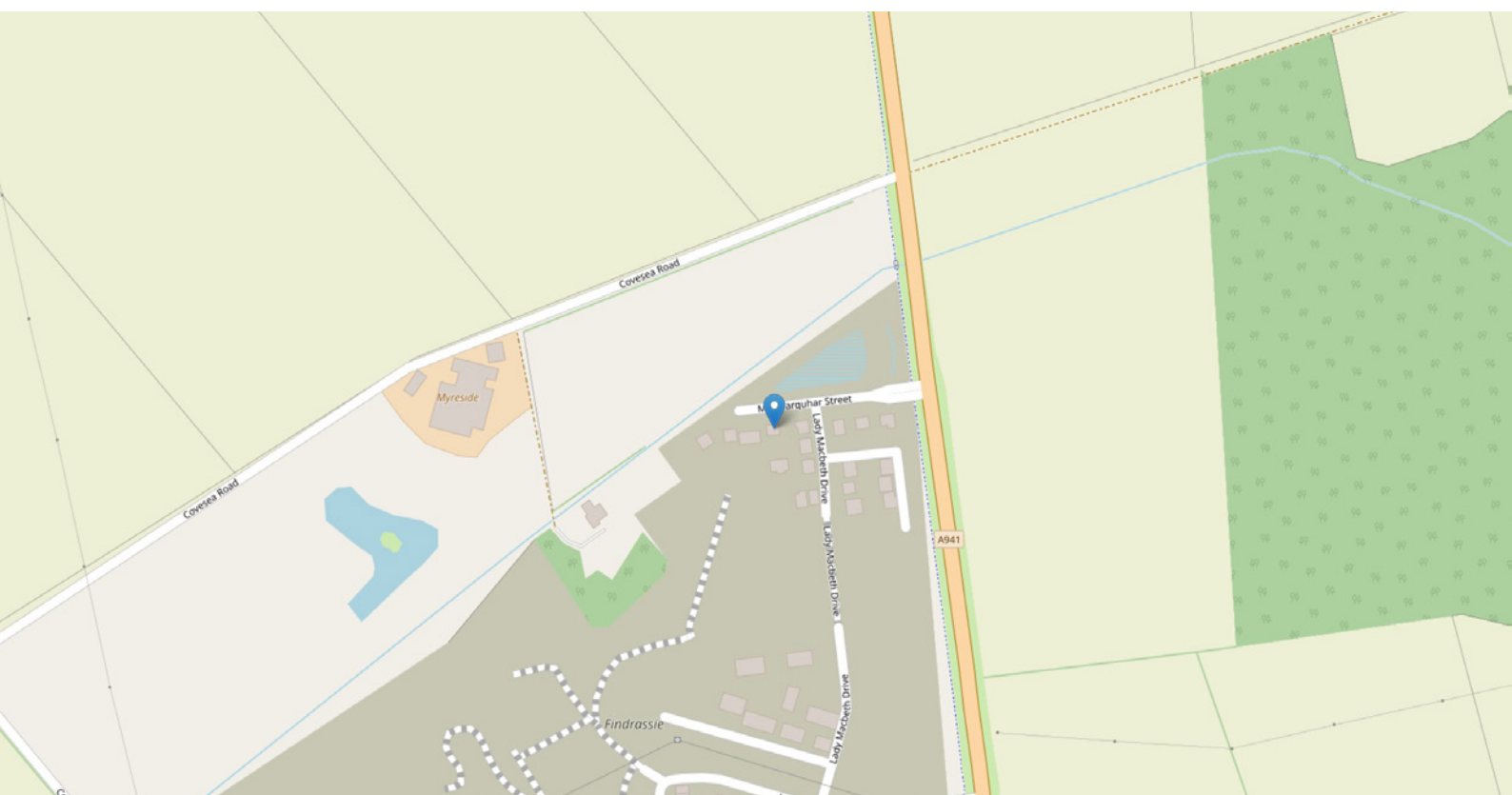
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 118m² | EPC Rating: B

Extras: All fitted floor coverings, light fittings, curtains and blinds are included in the sale.



THE LOCATION

Elgin provides everything one would expect from modern-day city living. Comprehensive educational facilities are available in and around the city, including preschool, primary school, secondary and higher education, with the renowned Gordonstoun Public School a short drive away. It boasts numerous leisure facilities, including health clubs, a swimming pool, golf courses, and 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 area is renowned for its relatively mild and dry climate and breath-taking scenery south to the spectacular 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.

The River Spey is a short drive from this property and is world-famous for its salmon and trout fishing. Several other outdoor leisure pursuits within easy reach include boating, sailing, golfing, shooting and skiing in the Cairngorms and The Lecht in winter.

There are great transport routes with the A96 and the A941 within easy reach, connecting you to neighbouring towns and further afield to Inverness and Aberdeen. The new community is also well connected with local transport with handy bus routes connecting you through the town centre. You have multiple cycle routes to enjoy at your leisure and if you head north you will find Lossiemouth beach.



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