

11 Blane Place

ELGIN, IV30 4LT



Spacious two bedroom duplex apartment, with lounge doors to private outside space, a wonderful first purchase or investment



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McEwan Fraser Legal is delighted to present this large and spacious two-bedroom ground floor duplex flat set across two floors 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 only minutes away.

The property has an abundance of parking at the front of the building and you enter through a communal door with a telephone entry system.

THE LOUNGE



Once inside the property consists of:

- Comfortable lounge with doors to outside space.
- Modern kitchen area
- Two spacious bedrooms on the 1st floor
- A larger than average bathroom

THE KITCHEN



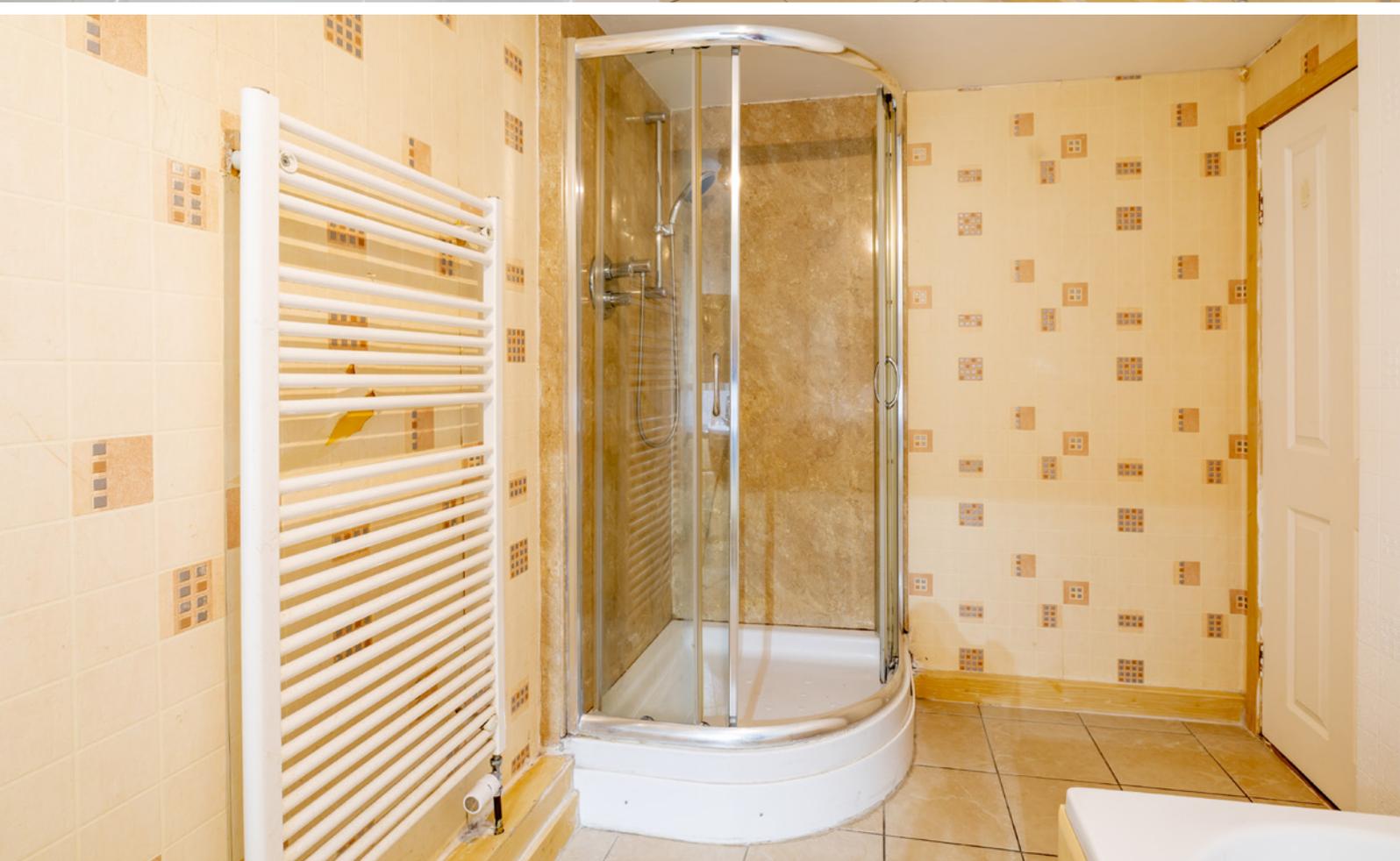
BEDROOM 1



BEDROOM 2



THE BATHROOM

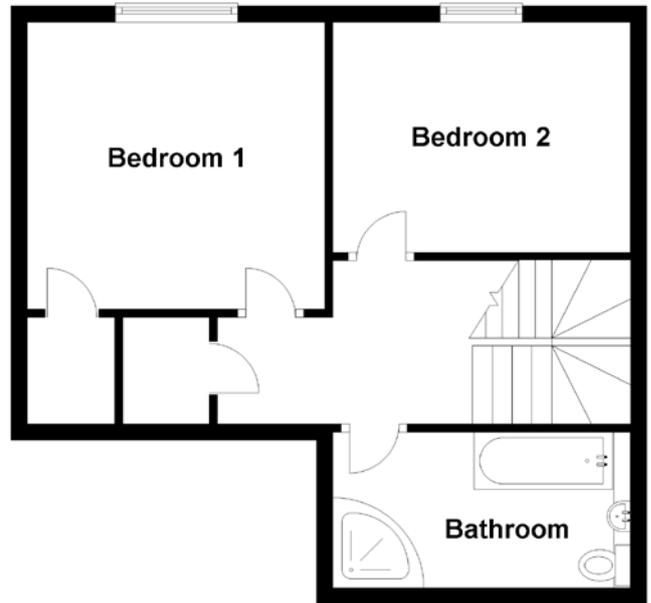
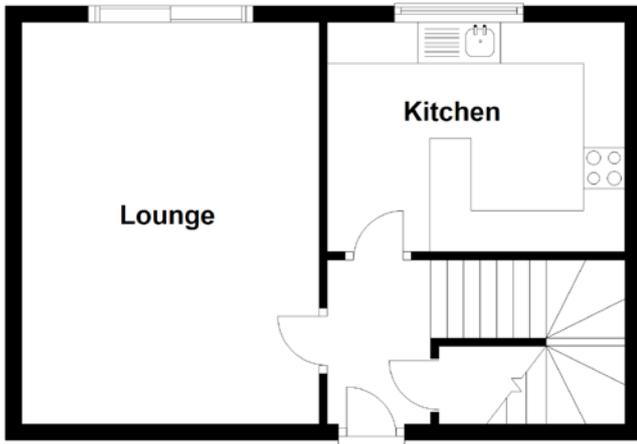


The property is a fantastic first purchase or a very sound investment in a city centre, with the convenience of everything on your doorstep, fantastically proportioned room sizes and the bonus of direct access to garden area for those warmer months.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP

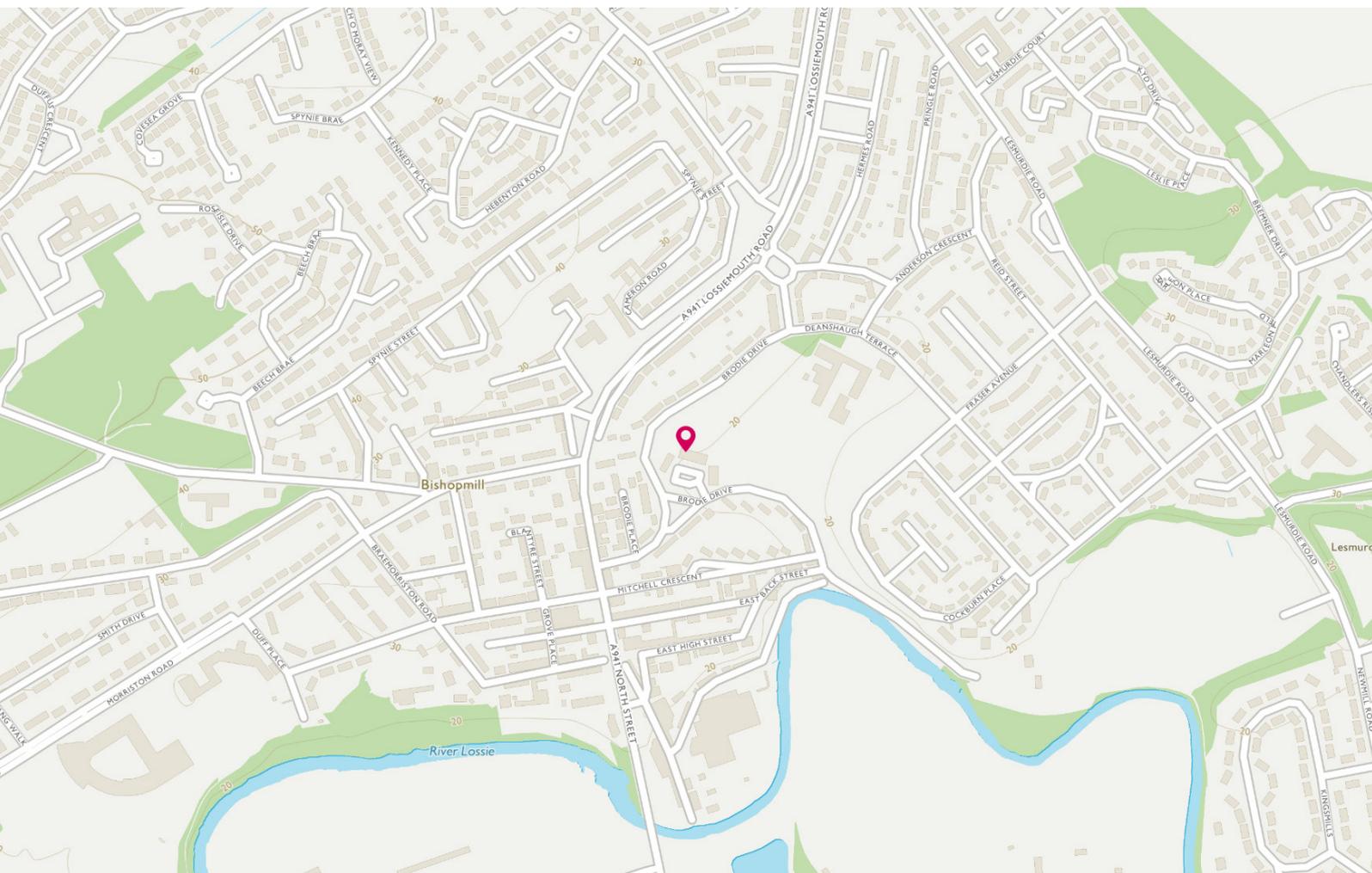


Approximate Dimensions (Taken from the widest point)

Lounge 4.90m (16'1") x 3.60m (11'10")
 Kitchen 3.60m (11'10") x 2.80m (9'2")
 Bedroom 1 3.60m (11'10") x 3.50m (11'6")

Bedroom 2 3.60m (11'10") x 3.00m (9'10")
 Bathroom 3.60m (11'10") x 1.90m (6'3")

Gross internal floor area (m²): 81m²
 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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