

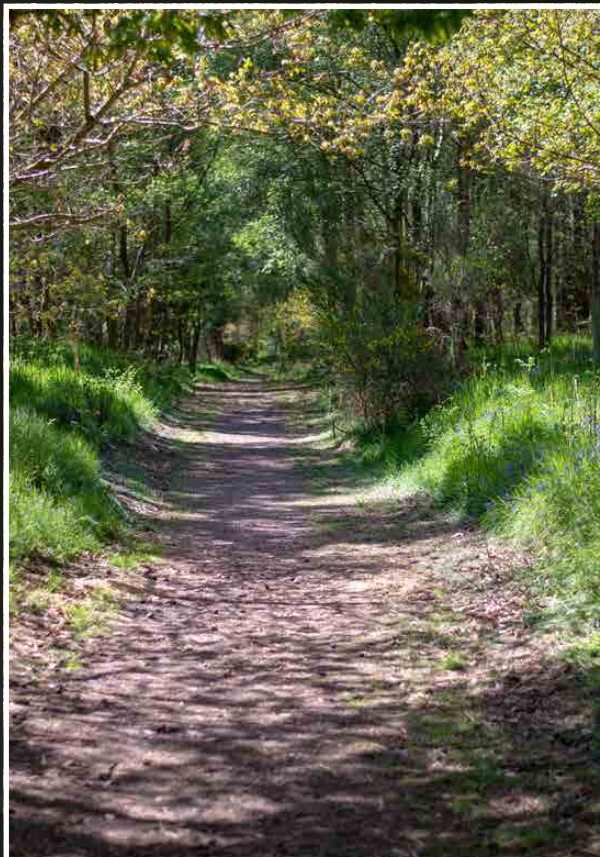



Solicitors & Estate Agents
01343 610 444

6 Maple Walk
LESMURDIE, ELGIN, MORAY, IV30 4BH

ELGIN

MORAY

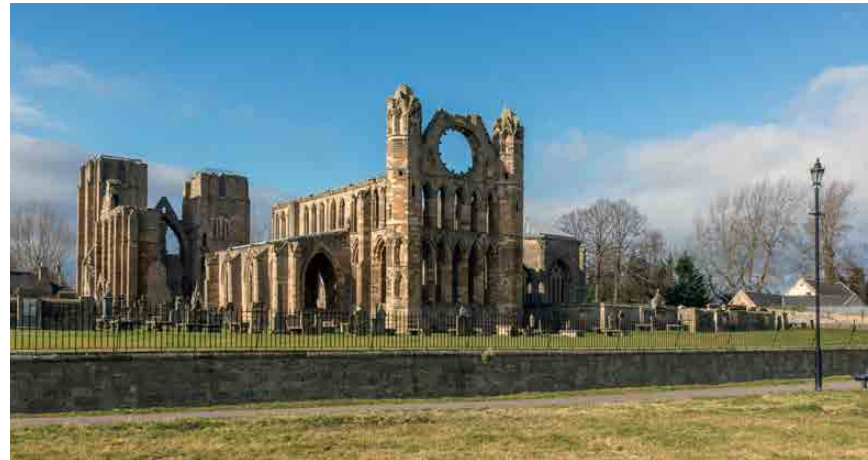


This attractive home is located in the popular residential area of Lesmurdie in the cathedral city of Elgin. Elgin, situated on the A96 trunk road which links the cities of Aberdeen and Inverness, provides a lifestyle and services expected within a modern-day city.

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 also be found in and around the city. The city

also has access to superb rail and bus services. Easy access onto the A96 gives direct routing to Aberdeen, approximately sixty-five miles to the east and less than forty miles to Inverness to the west with both of these cities offering excellent rail and bus services, with UK and international flights being provided at both Aberdeen and Inverness Airports.

The Moray Coast has a choice of spectacular walks on pebbled & sandy beaches with an abundance of marine life including dolphins, seals and whales often to be seen along this rugged coastline.



6 MAPLE WALK

ELGIN



PART EXCHANGE AVAILABLE. McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this well-presented three-bedroom end-terrace house which is located in the popular Lesmurdie area of Elgin and offers a fantastic option to enter the property market.

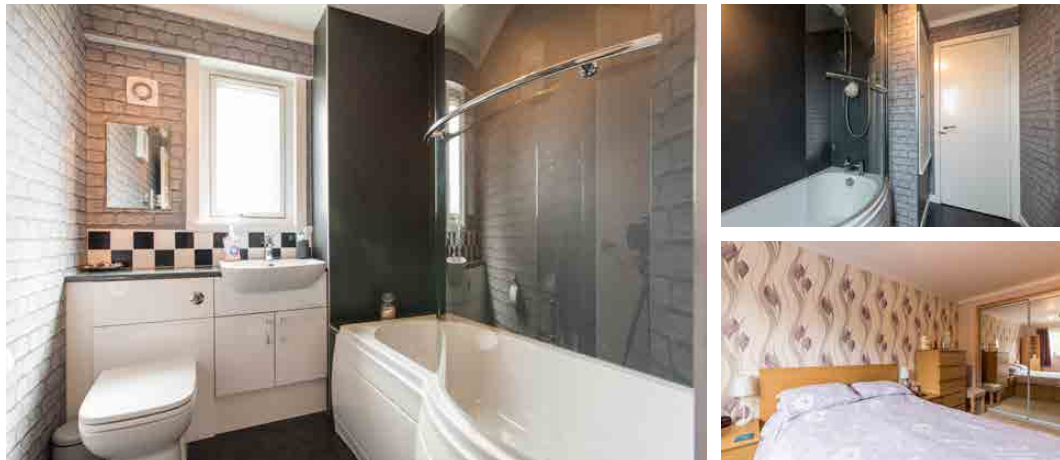
The accommodation is constructed over two levels with the lower level consisting of a spacious lounge with patio doors to the rear garden and recently fitted breakfasting kitchen with ample units & cupboards. The upper floor

comprises of three bedrooms (two with fitted wardrobes) and a modern family bathroom with shower over the bath. The property benefits from double glazing and gas central heating.

The rear garden area is fully enclosed and laid mainly to lawn offset with a paved patio. A timber garden shed is included in the sale. An easily maintained garden is found to the front of the property.

This lovely home would make an ideal first time-buy or buy-to-let investment.





PROPERTY SPECIFICATIONS

FLOOR PLAN | DIMENSIONS | LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen/Diner	5.20m (17'1") x 2.50m (8'2")
Bedroom 1	4.60m (15'1") x 2.50m (8'2")
Bedroom 2	3.60m (11'10") x 2.50m (8'2")
Bedroom 3	3.70m (12'2") x 1.90m (6'3")
Bathroom	2.70m (8'10") x 1.90m (6'3")

Gross internal floor area (m²): 82m²
EPC Rating: D

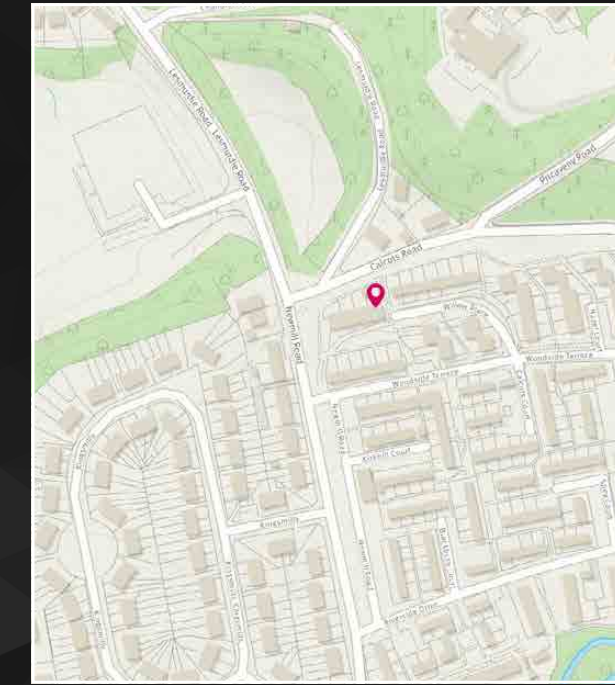


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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Part
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Text and description
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