



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01463 211 116

**9 Sandstone Avenue**

ELGIN, MORAY, IV30 6GU





# THE LOCATION

*Elgin, Moray*

Elgin provides all the facilities one would associate with modern-day city living. Excellent educational establishments are available locally including schools and higher education. Elgin boasts numerous leisure facilities including, health clubs, swimming pools, an ice rink and several local golf courses. Banks; restaurants; cafes; pubs; local shops; supermarkets and national chain stores can be discovered in and around the city.

The Moray Coast is within easy reach and has a range of spectacular walks on pebbled and sandy beaches, at the same time you can enjoy an abundance of wildlife including dolphins and seals that are frequently seen along this varied and dramatic coastline.

Elgin has access to superb rail and bus services all within easy reach of the A96 which gives direct routing to Aberdeen, which is approximately sixty-five miles to the east and Inverness less than forty miles to the west. Both of these cities offer an excellent rail and bus service, both UK and international flights are available at Aberdeen and Inverness Airports.



# THE PROPERTY

*9 Sandstone Avenue*

McEwan Fraser Legal is delighted to offer an attractive three-bedroom mid-terrace house built to Barratt Homes' popular "Findhorn" design. Located in Elgin, the property has generously sized rooms. It benefits from gas central heating; double glazing and is in walk-in condition.

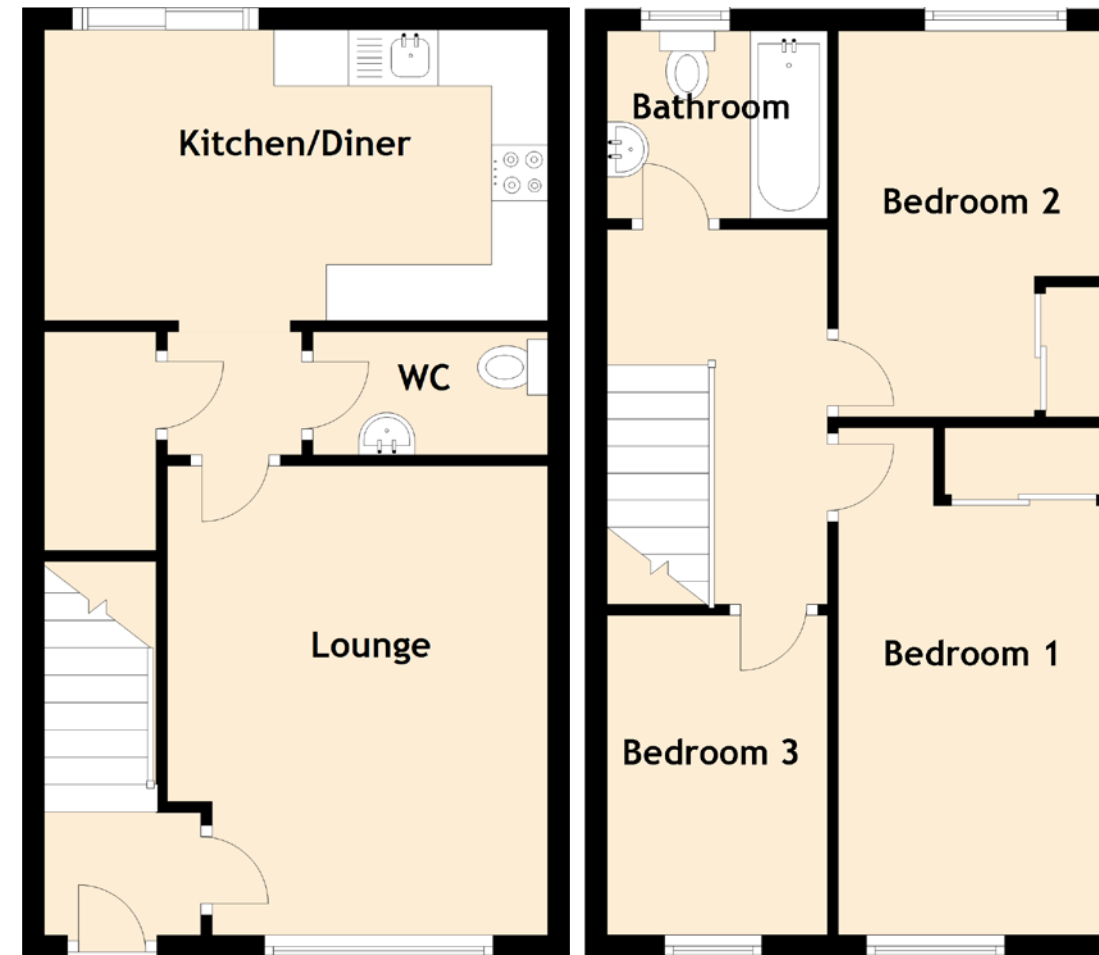
The property consists of an entrance hall leading to the first floor. A bright generous main lounge with double formation windows. Below stairs storage and a sizeable WC leads you to a family kitchen with ample space for casual dining. The kitchen has excellent storage with space for utility goods. The first floor consists of a landing the family bathroom which has a shower over the bath, three double bedrooms two of which have built-in wardrobes. The rear of the property has an all enclosed garden which is laid to lawn. Parking is available to the front and side of the property.

This is an opportunity to acquire a modern house in the heart of Elgin. Early viewings are recommended and by appointment only.





BEDROOMS, BATHROOM & WC

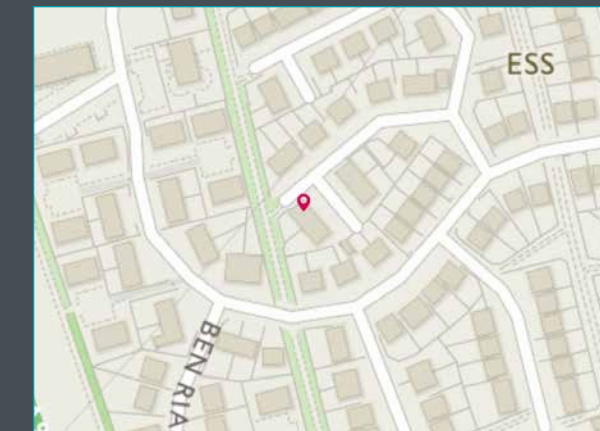


# THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.40m (11'2")
Kitchen/Diner	4.50m (14'9") x 2.60m (8'6")
Bedroom 1	4.60m (15'1") x 2.40m (7'10")
Bedroom 2	3.50m (11'6") x 2.40m (7'10")
Bedroom 3	2.90m (9'6") x 2.10m (6'11")
Bathroom	2.00m (6'7") x 1.70m (5'7")
WC	2.10m (6'11") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>  
EPC Rating: C







# McEwan Fraser Legal

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**SCOTT MARSHALL**  
 Photographer



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**ALAN SUTHERLAND**  
 Designer