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ELGIN, MORAY, IV30 4NH

The Location



Located in a popular area of Elgin that offers easy access to all local facilities including Dr Grays hospital, the city centre and the main A96 trunk road, Elgin, a cathedral city, is situated on the A96 linking the cities of Aberdeen to Inverness. Elgin provides a lifestyle and all the facilities one would expect with modern-day city living. Excellent educational establishments are available locally including school and higher education. It boasts numerous 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 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, at the same time you can enjoy an abundance of wildlife including dolphins and seals that can often be seen along this rugged coastline.

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





The Property

Part exchange available, McEwan Fraser are delighted to bring to the market this generous family home that sits on a large plot that benefits from stunning views over the city of Elgin. The accommodation offers flexible living space to suit various family needs and would be ideal for a large family.

Briefly, the accommodation comprises of: **GROUND FLOOR;** Entrance vestibule, hall, lounge with sunroom, master bedroom, large kitchen with space for dining, a second bedroom currently used as an office, shower room, utility room and study. **FIRST FLOOR;** Landing, three bedrooms, family bathroom and a shower room with a sink. The property benefits from excellent storage on both floors.

KEY FEATURES:

- Two reception rooms.
- Five bedrooms.
- Large kitchen with space for dining.
- Gas central heating.
- Large sunroom with views over the city.
- Ironing room, suitable as a study or single bedroom.
- Off street parking leading to a single garage.
- Large garden plot with a beautiful outlook over the city.

There are garden grounds to the front, sides and rear of the property. The rear grounds are sloped in nature and contain both stonework and blockwork retaining walls. The gardens are mainly laid to grass with various trees, plants and shrubs, there are paved paths and patio areas, ideal for outside entertainment and to enjoy the views over the city.

A fine home in a popular area of Elgin which is well known for its welcoming community. Early viewings are a must to appreciate this super family home.

The property also benefits from double glazing, gas central heating, off-street and a secure garage. Viewings are by appointment only.



Lounge & Sunroom







The Details

Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.70m (18'8") x 3.90m (12'10")
Kitchen/Diner	7.00m (23') x 3.90m (12'10")
Sun Room	5.40m (17'9") x 2.40m (7'10")
Bedroom 4	4.40m (14'5") x 4.20m (13'9")
Bedroom 5	4.20m (13'9") x 3.30m (10'10")
Office	3.10m (10'2") x 1.90m (6'3")
Utility	2.70m (8'10") x 1.90m (6'3")
Shower Room	2.10m (6'11") x 1.10m (3'7")
Garage	7.50m (24'7") x 2.70m (8'10")

First Floor

Bedroom 1	4.30m (14'1") x 3.40m (11'2")
Bedroom 2	7.40m (24'3") x 2.50m (8'3")
Bedroom 3	4.80m (15'9") x 3.70m (12'2")
Bathroom	2.70m (8'10") x 1.90m (6'3")
Shower Room	1.50m (4'11") x 1.30m (4'3")

Gross internal floor area (m²): 224m²

EPC Rating: C

Extras (Included in the sale): All fixed floor coverings, blinds and curtains where applicable are included in the sale.

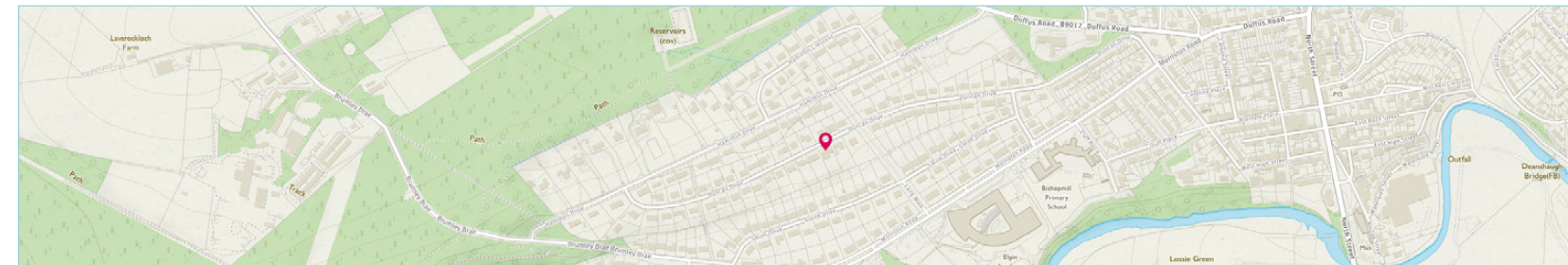


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