







# AREA

## ELGIN

MORAY, IV30 1AU

Located in the popular west end area of Elgin, close by 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, 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.





# 6

## MACKENZIE COURT

ELGIN, MORAY, IV30 1AU

McEwan Fraser Legal is delighted to present to the market this first floor 2 bedroom flat located in a popular city location. The location is ideal for the nearby college, local facilities and local transport links to other areas of the city and beyond.

The property forms part of a modern development with its own entrance. Originally a three bedroom property the current owner has made alterations to convert a previous bedroom to a dining area, this could easily be returned to a third bedroom. The location is ideal for the nearby college, local facilities and has nearby local transport links to other areas of the city and beyond.

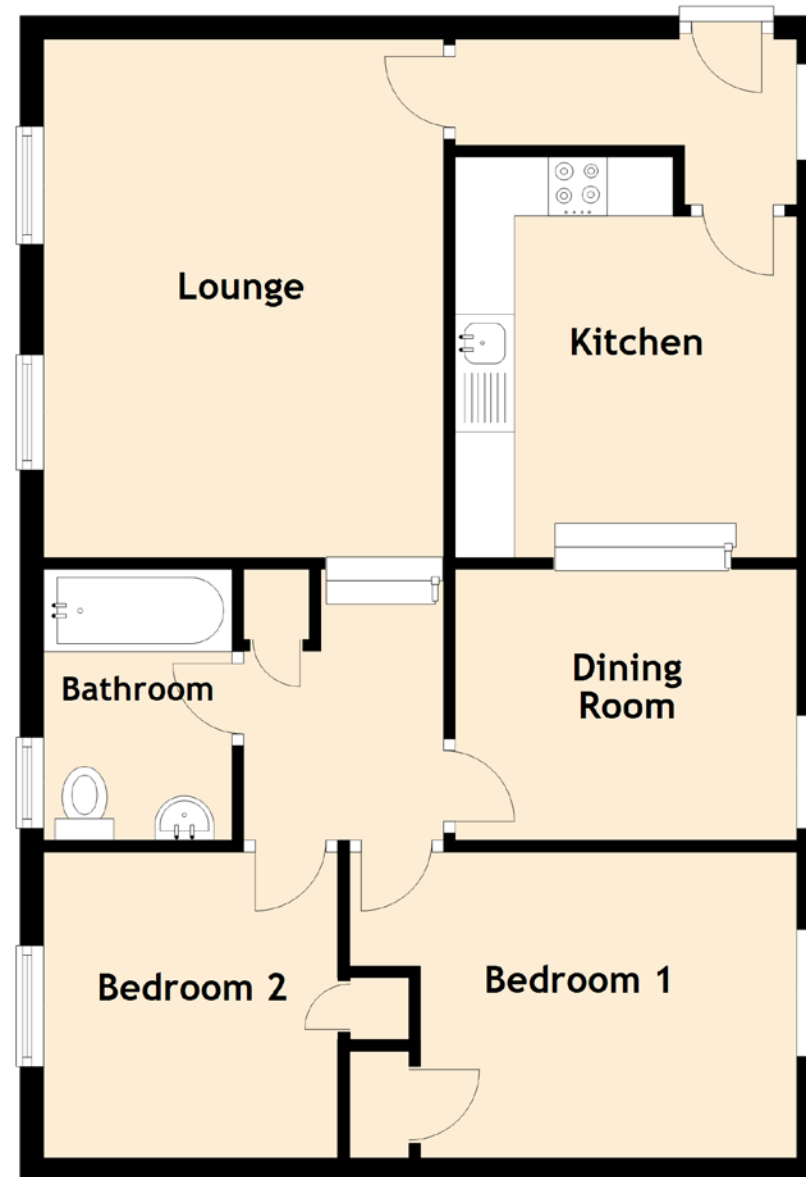
Inside, the property comprises of:

- Entrance hallway
- Spacious lounge
- Fully equipped kitchen with ample base and wall units with space for appliances
- Two double bedrooms
- Separate dining area which is open plan to the kitchen, (formerly the third bedroom)
- Fully tiled bathroom with electric shower over the bath

To the exterior, there is private parking for owners and visitors. Viewings are by appointment only.







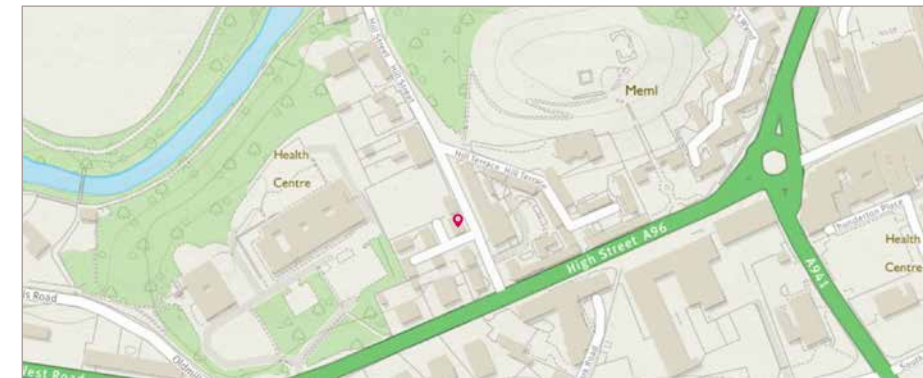
# DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.40m (11'2")
Kitchen	3.40m (11'2") x 2.90m (9'6")
Dining Room	2.80m (9'2") x 2.10m (6'11")
Bedroom 1	3.80m (12'6") x 2.60m (8'6")
Bedroom 2	2.60m (8'6") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>  
EPC Rating: C







# McEwan Fraser Legal

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