

1 The Old Smiddy

LOCHILLS BY URQUHART, ELGIN, MORAY, IV30 8LT



A well-presented three-bedroom semi-detached bungalow with a detached garage and spacious garden



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase No 1 Smiddy Cottage, a well-presented three-bedroom semi-detached bungalow with a detached garage and spacious garden situated on a quiet road in Lochill, commutable to Elgin and Lossiemouth available for immediate occupation.

THE LOUNGE/DINER



The accommodation comprises a hallway from which all accommodation is accessed. The spacious dual-aspect lounge/diner has laminate flooring, a wood burner, and double patio doors leading to the rear garden.

THE KITCHEN



Next is a good-sized kitchen with excellent storage. The functional kitchen requires an upgrade and is complete with a ceramic hob, oven, tiled splashback and cooker hood. There is also sufficient space for a small dining area.





There are three double bedrooms, all of which have wardrobe storage. The family bathroom has a modern Mira shower over the bath, a white bathroom suite and a tiled splashback complete the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



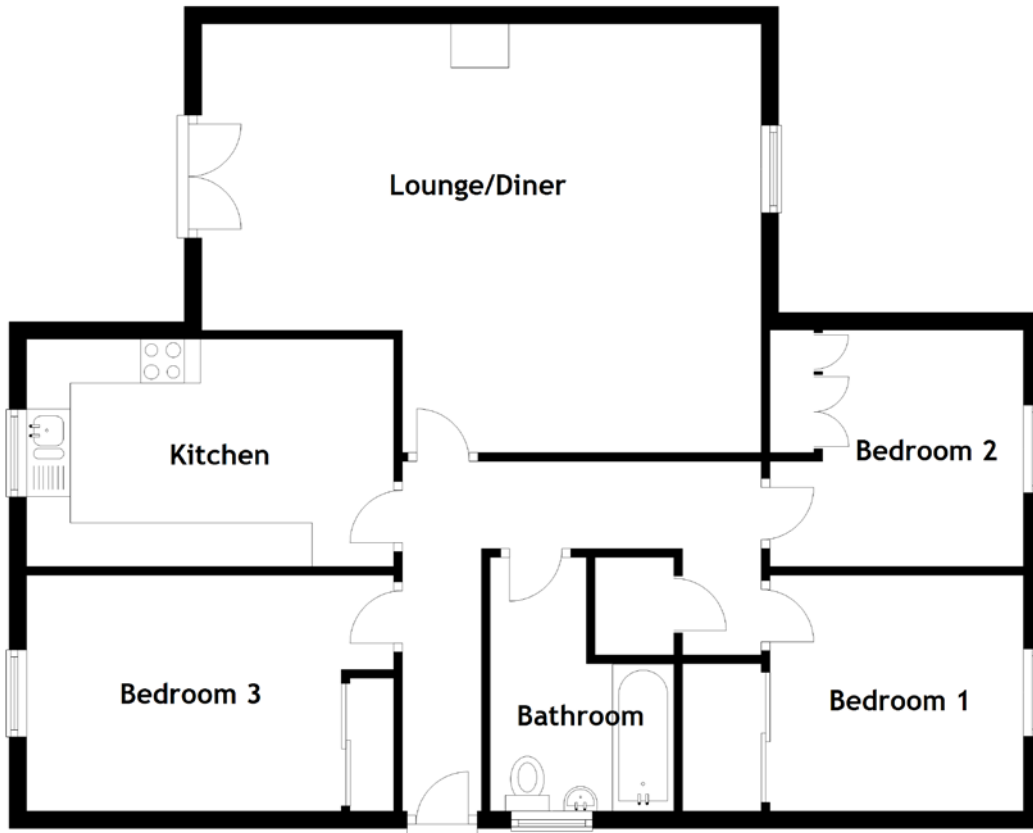
The front garden is predominately lawn with a stone dividing wall to front and hedge and wooded dividing fence at the rear. A multi-car drive leads to the single-pitched roof detached garage.

This excellent family home has tremendous development potential and offers oil central heating, uPVC double glazing, off-road parking, mains sewerage and water with a large garden. The sizeable rear garden is a lawn with a raised shrub border. The oil tank sits discretely behind the garage; it benefits from raised wooden decking and a stone patio. This bungalow would make an ideal family home or buy-to-let investment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

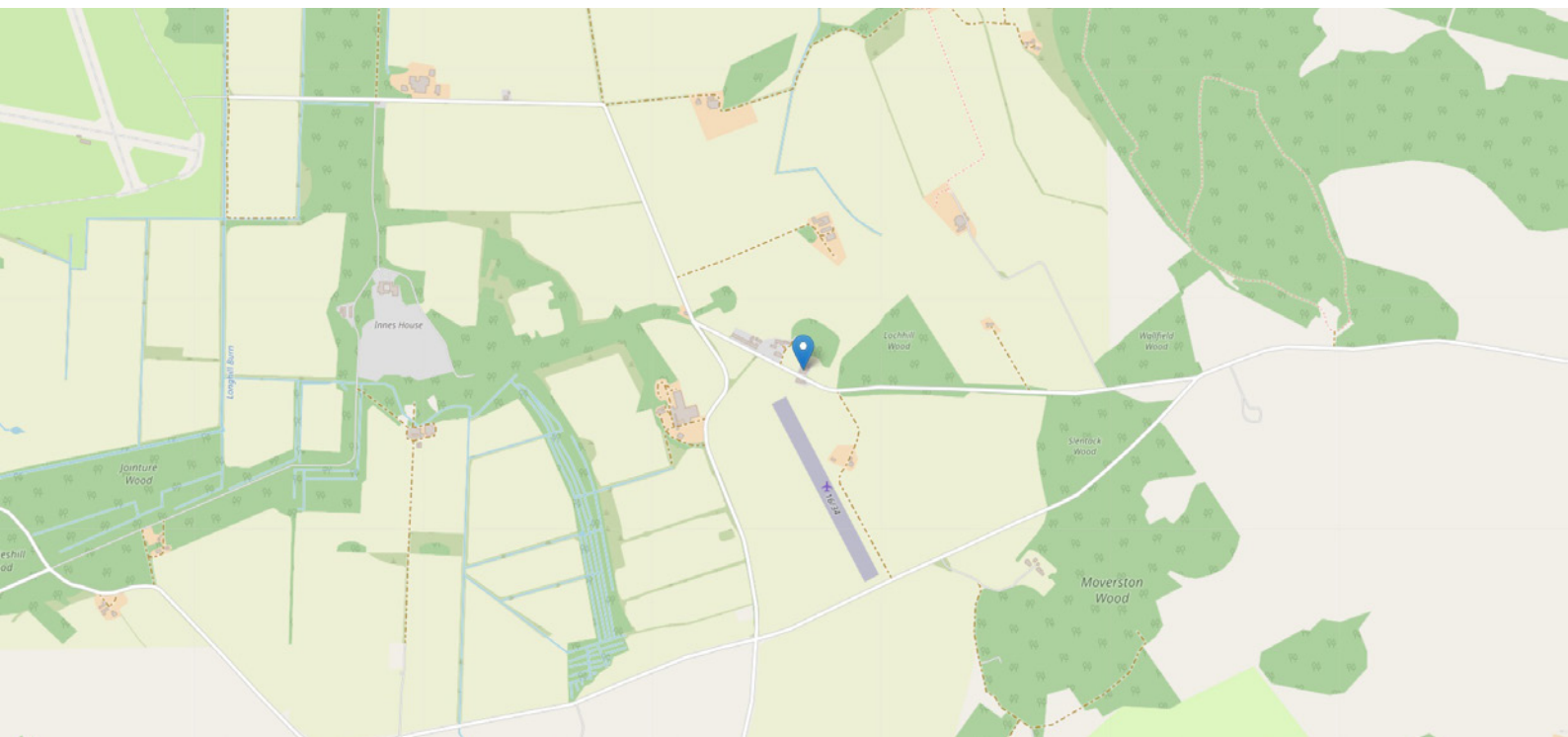


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner 6.40m (21') x 4.90m (16'1")
Kitchen 4.20m (13'9") x 2.60m (8'6")
Bedroom 1 2.90m (9'6") x 2.70m (8'10")

Bedroom 2 2.90m (9'6") x 2.70m (8'10")
Bedroom 3 4.20m (13'9") x 2.80m (9'2")
Bathroom 2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 85m²
EPC Rating: D



THE LOCATION

No 1 The Old Smiddy, Lochills is situated just outside the charming village of Urquhart and enjoys open, uninterrupted views of the surrounding countryside. Lochills is a small hamlet within commutable distance of RAF Lossiemouth.

Elgin provides a lifestyle and all the facilities one would expect from modern city living. Excellent educational establishments are available locally, including campuses belonging to the University of the Highlands & Islands (UHI), with the world-renowned Gordonstoun School nearby. Elgin boasts numerous leisure facilities, including health clubs, a cinema, swimming pools and an ice rink. Banks, supermarkets, and many national chain stores can be found in and around the city.

Elgin also has excellent rail and bus links to Inverness and Aberdeen, and both have airports. Wide-ranging leisure facilities include a large variety of walks. The unique Malt Whisky Trail - the Moray Golf Club provides two fine championship links courses (at Lossiemouth), loch and sea fishing, sailing, hill walking, climbing, bird-watching, and horse riding, with skiing available at The Lecht & The Cairngorms National Park. The Moray area provides a unique lifestyle and business environment in a location renowned for its arid and mild climate.




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