




Solicitors & Estate Agents
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9 Robertson Drive

ELGIN, MORAY, IV30 6ET

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Elgin which is a cathedral city is situated on the A96 trunk road, which links the cities of Aberdeen and Inverness and supplies a lifestyle and services expected within a modern-day city. There are excellent educational establishments available locally including school and higher education. It boasts many 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 also 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 with an abundance of marine life including dolphins, seals, and whales often to be seen along this rugged coastline. The properties location is within easy reach of Speyside, the heart of the Whisky Country. Speyside is a well-known route for ramblers and there are unlimited opportunities for field sports with a wonderful choice of deer forests, grouse moors and low ground shoots within easy driving distance.

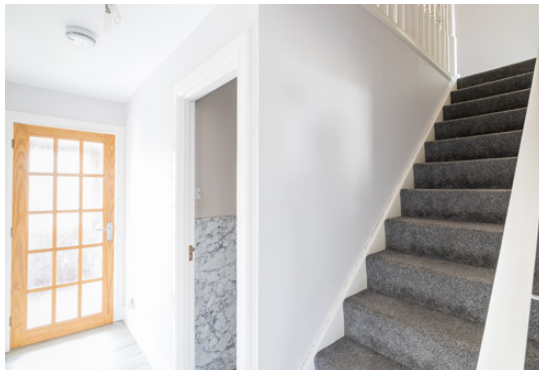


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McEwan Fraser Legal is delighted to present this 4-bedroom converted end-terrace situated in New Elgin, 1.5 miles from Elgin Town Centre. A fine family home the property is in excellent condition and offers flexible living space to suit various family needs and would be ideal for a large family.

The accommodation is constructed over two levels with the lower level consisting of an entrance hall leading to a spacious lounge: large utility room and WC. The hallway leads to a fully fitted modern Kitchen/Diner with ample units and cupboards. A family room with patio doors to the rear garden and the former garage has been converted into a playroom plus separate storage space.







“... in excellent condition and offers flexible living space to suit various family needs ...”



The upper floor comprises of four bedrooms (all with storage) The main bedroom has a walk-in wardrobe. A large modern family bathroom suite with separate shower and bath units complete the upper floor.

The rear garden area is fully enclosed and laid to artificial lawn offset with a paved patio. A built-in play area is included in the sale. Additionally,

there is a bin tidy area with an easily maintained garden to the front of the property completes the grounds. The property also benefits from double glazing, gas central heating and two-floored loft spaces.

This is a rare opportunity to acquire this super family home early viewings are necessary to appreciate the scope of this property.

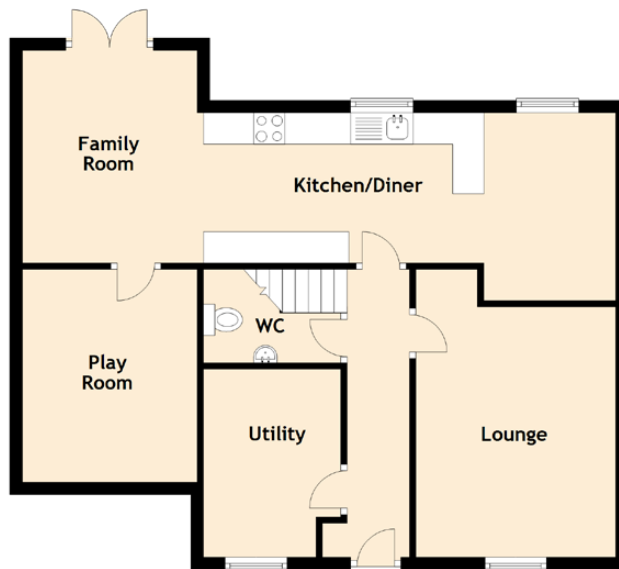






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	5.41m (17'9") x 4.60m (15'1")
Kitchen/Diner	6.60m (21'8") x 3.00m (9'10")
Family Room	3.40m (11'2") x 2.80m (9'2")
Play Room	3.40m (11'2") x 2.60m (8'6")
Utility	3.00m (9'10") x 2.20m (7'3")
WC	2.20m (7'3") x 1.20m (3'11")

First Floor

Bedroom 1	3.30m (10'10") x 2.90m (9'6")
Walk in Wardrobe	2.80m (9'2") x 1.80m (5'11")
Bedroom 2	3.20m (10'6") x 2.00m (6'7")
Bedroom 3	2.80m (9'2") x 2.78m (9'1")
Bedroom 4	4.50m (14'9") x 2.80m (9'2")
Bathroom	3.30m (10'10") x 2.00m (6'7")

Gross internal floor area (m²): 141m² | EPC Rating: D

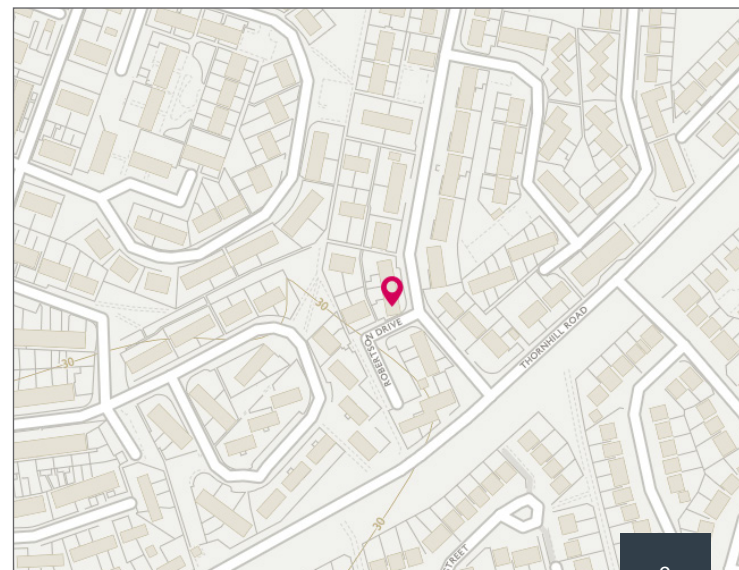
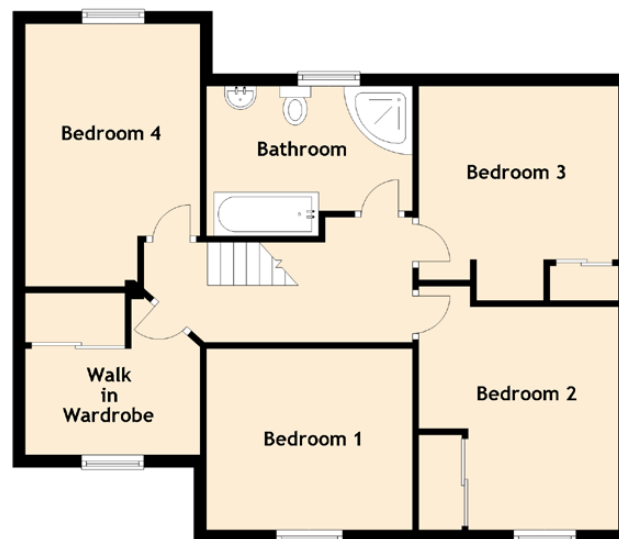


Image credit: <https://www.outlooksurvey.co.uk/compare/>



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Part
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