

39 Kirkton Place

ELGIN, IV30 6JR



An attractive walk-in condition, two-bedroom semi-detached house on a manageable plot with off-road parking and a remarkable enclosed rear garden



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this attractive walk-in condition, two-bedroom semi-detached house on a manageable plot with off-road parking and a remarkable enclosed rear garden in a quiet cul de sac in Elgin.

THE LOUNGE



The accommodation over two levels comprises a small vestibule with stairs that lead to the first floor. A door on your left opens onto a large lounge and a bright modern ergonomic kitchen/diner. The comfortable, carpeted family lounge has a full-width window to ensure a bright, airy space. Underneath the stairs is a convenient study that could be spacious storage.

THE STUDY



THE KITCHEN



The kitchen is fully fitted and has an integrated Beko oven, ceramic hob, and fridge/freezer. There is also a washing machine and space for a dining table. From the kitchen, a door leads to an impressive, fully enclosed rear garden.





Moving upstairs are two double bedrooms; neither has a wardrobe, although the largest double has a handy storage cupboard above the stairs. The Family Bathroom with shower over bath (Aquasplash lined) plus a hall cupboard complete the upstairs.

THE BATHROOM



BEDROOM 1



BEDROOM 2



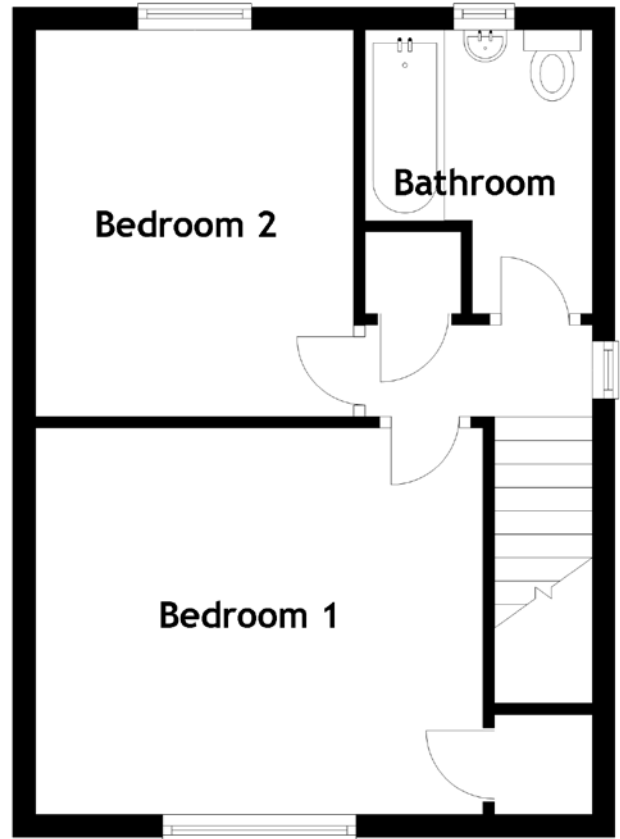
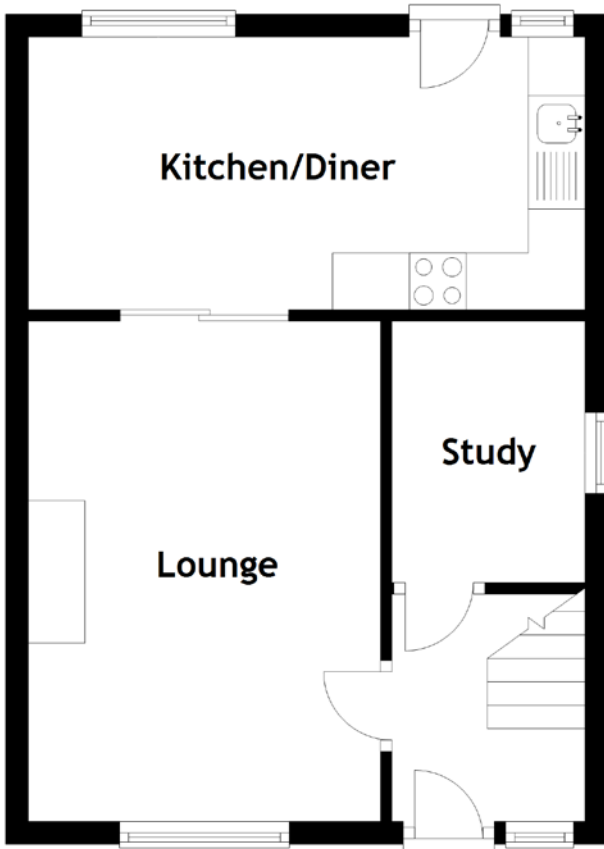
Externally, the front garden has been laid to lawn with a mature shrub border. There is a comfortable two-car driveway, slabbed, and chipped stones. The medium-sized rear garden is fully enclosed with shrubs and multiple planting areas. There is also a greenhouse; the converted garage is now a workshop with power and lighting. The garden is a private space safe for children and pets, requiring minimal maintenance.

This fresh modern property has been maintained to the highest standards and sits on a peaceful cul-de-sac. The property benefits from gas central heating (Glow-worm) and uPVC double-glazing. It would make an excellent starter home or easily managed retirement property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

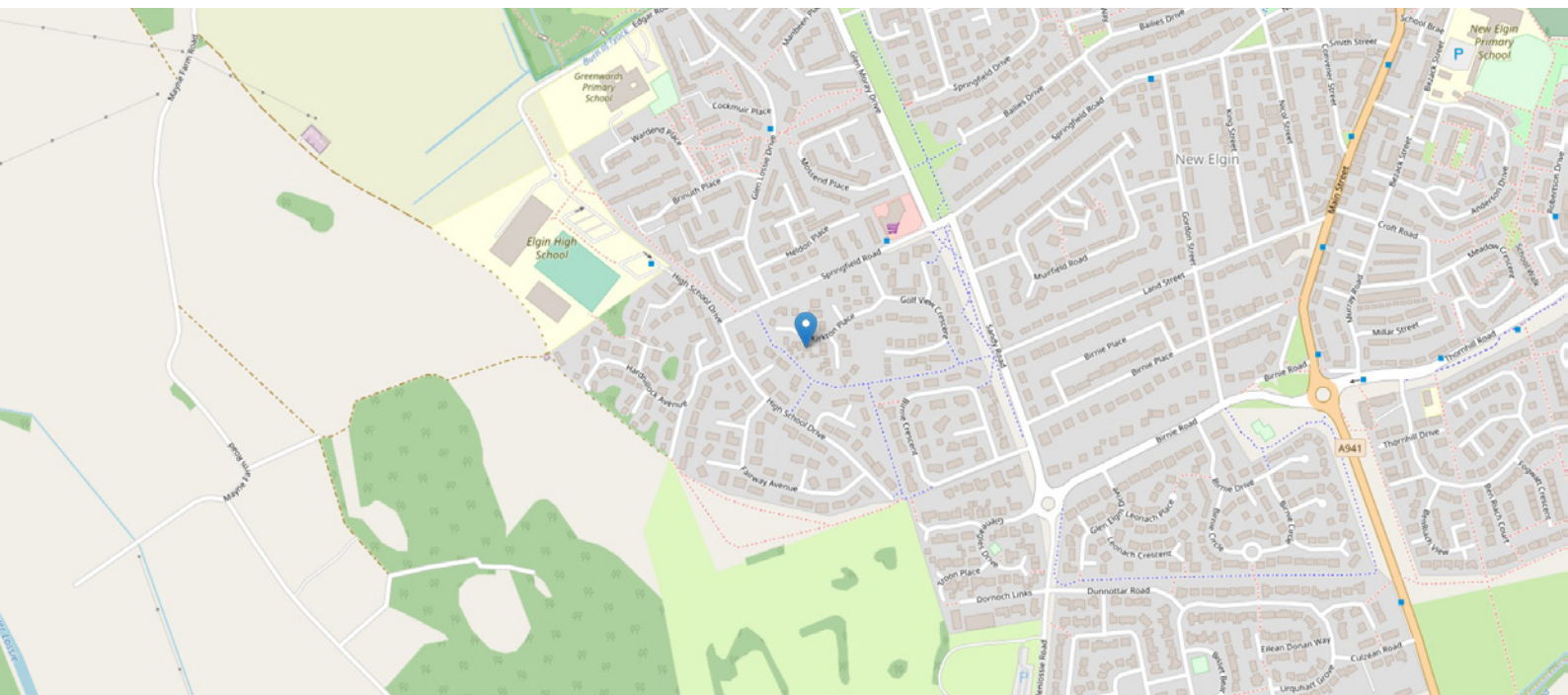


Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.10m (10'2")
Kitchen/Diner	4.90m (16'1") x 2.40m (7'10")
Study	2.30m (7'7") x 1.70m (5'7")

Bedroom 1	3.80m (12'6") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m²): 69m²
EPC Rating: C



THE LOCATION

Elgin is situated on the A96 trunk road, which links the cities of Aberdeen in the east and Inverness in the West. The town of Elgin provides everything one would expect; comprehensive educational facilities are available in and around the city, including preschool, primary school, secondary and higher education, with the renowned Gordonstoun Public School a short drive away.

It boasts numerous leisure facilities, including health clubs, a swimming pool, golf courses, and outdoor and indoor bowling facilities, to name but a few. Within the centre, banks, restaurants, cafés, pubs, a variety of local shops and supermarkets can be found in and around the city.





The Moray Coast is renowned for its relatively mild and dry climate and breath-taking scenery south to the spectacular mountains and north to the Moray Firth, where you have a choice of walks on spectacular beaches whilst enjoying the abundance of wildlife, including dolphins and seals, which can be seen along this rugged coastline. The River Spey is a short drive from this property and is world-famous for its salmon and trout fishing. The angler really is spoilt for choice, with numerous rivers, beaches and local harbours all within a short distance of this property. Several other outdoor leisure pursuits within easy reach include boating, sailing, golfing, shooting and skiing in the Cairngorms and The Lecht in winter. Easy access onto the A96 gives direct routeing to Aberdeen, approximately sixty-four miles to the east and to Inverness, forty-four miles to the west. Both cities offer excellent rail and bus services, with Aberdeen and Inverness Airports providing national and international flights.



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