

8 Muirfield Crescent

ELGIN, IV30 6AD



An immaculate walk-in condition, one-bedroom mid-terrace bungalow



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McEwan Fraser Legal are delighted to introduce an immaculate walk-in condition, one-bedroom mid-terrace bungalow. Situated centrally in a cul-de-sac in the heart of New Elgin, this property has been updated to a high standard, especially evident in the kitchen. A perfect first-time investment or small retirement home.

THE LOUNGE



The front door opens onto a hallway that provides access to all accommodation and comprises a bright, spacious lounge: double bedroom and beautifully fitted kitchen.

THE KITCHEN



The kitchen has been fitted to a high standard, with multiple wall and base mounted units with contrasting worktop surfaces, including a standalone cooker, fridge, washing machine, plus breakfast bar. A door leads to the enclosed rear garden, including a shed (which has a freezer).





The bedroom has two storage cupboards; one double, one single. The bathroom has a modern suite 3/4 splashback and shower over bath.

The property benefits from full double glazing, gas central heating (Worcester Combi-Boiler), quality fitted floor coverings with a neutral colour scheme.

THE BEDROOM



THE BATHROOM

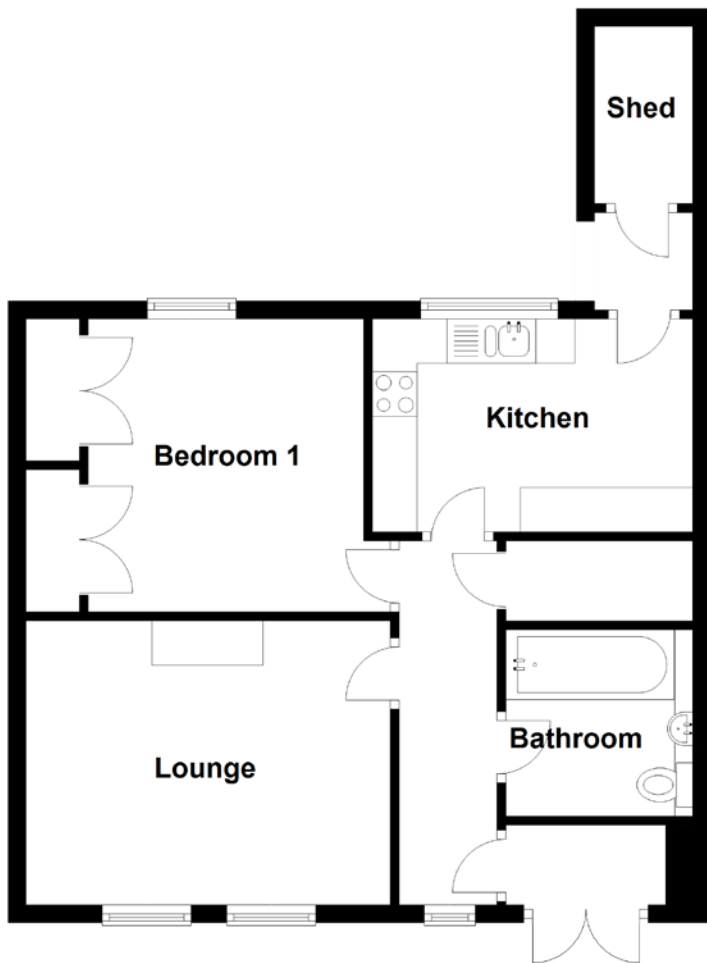


Externally, the front garden has been split to offer a paved off-road parking space; the remainder of the front garden is low maintenance shrubs. The rear garden is a path and lawn. To fully appreciate the quality of the property, a viewing is essential.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP

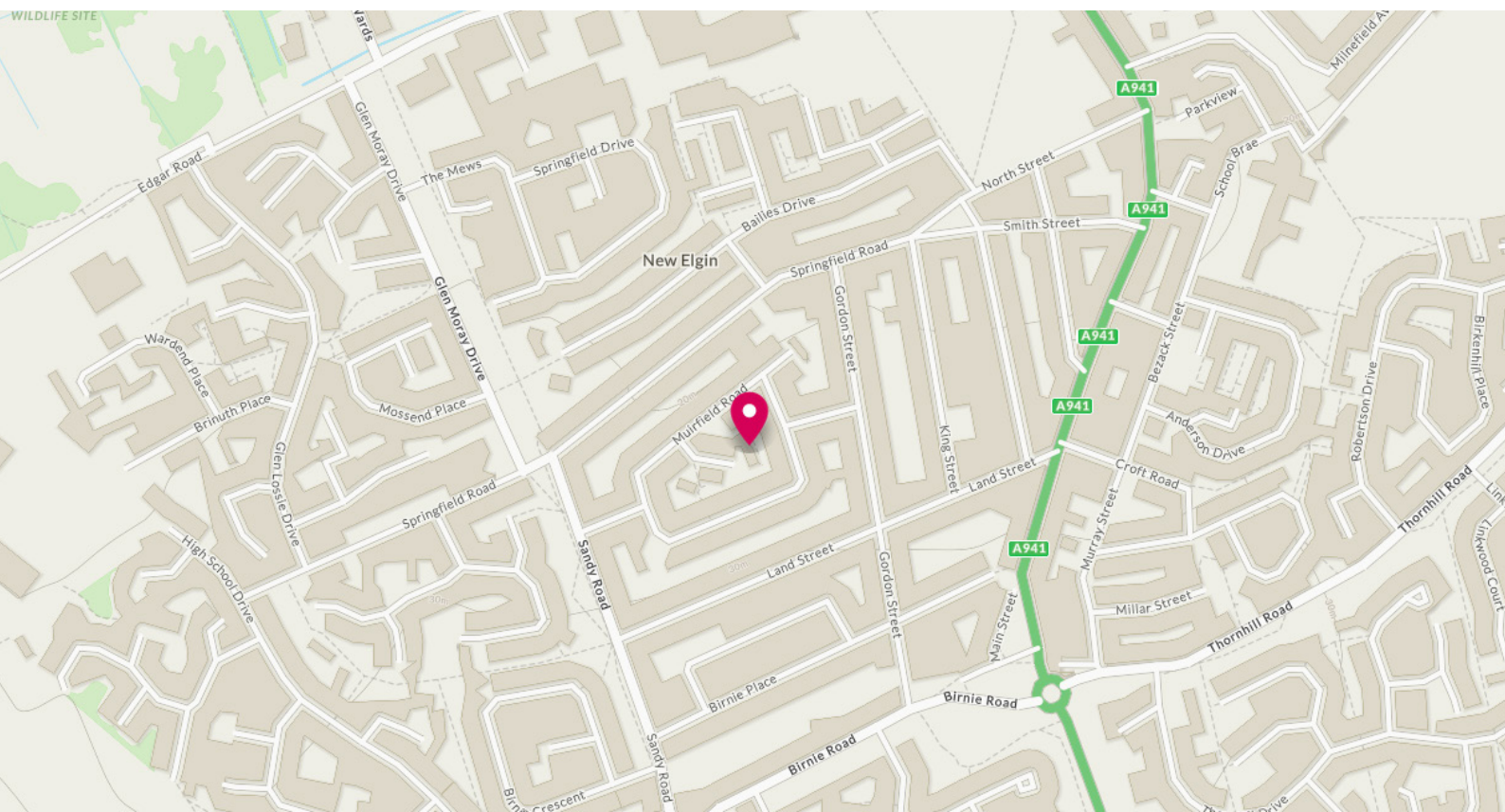


Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 2.10m (6'11")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Bedroom	3.40m (11'2") x 3.30m (10'10")

Gross internal floor area (m²): 50m²

EPC Rating: D



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 pre-school, primary school, secondary and higher education with the renowned Gordonstoun Public School a short drive away. It boasts numerous leisure facilities including, health clubs, swimming pool, golf courses, 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.

There are several other outdoor leisure pursuits within easy reach that 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 service, with national and international flights being provided by Aberdeen and Inverness Airports.



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