

# 5 Findhorn Court

ELGIN, IV30 4AX



*A SPACIOUS THREE-BEDROOMED FLAT WITHIN  
WALKING DISTANCE OF ELGIN TOWN CENTRE*



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McEwan Fraser Legal is delighted to present this spacious three-bedroomed flat within walking distance of Elgin town centre; the maisonette is in easy reach of Cooper Park and Elgin City Football ground. East End Primary School and Elgin Academy are 15 minutes away.

Entering the property to a hall with a storage cupboard, you are presented on the left with a large kitchen/diner with excellent storage, a washing machine, gas hob/electric oven and fridge freezer, plus a comfortable dining area with a vinyl floor. Next door, an extremely spacious bright lounge offers genuine flexibility of layout. The upper floor has two large double bedrooms and a smaller double room which could also function as a work from home space. Two of the three rooms have wardrobe storage—a modern shower over bath with a fitted suite completes the property.

This is an excellent opportunity to acquire a large apartment close to the city centre. The property benefits from gas central heating and double glazing with communal parking available close to the property. There is also a handy stone block storage shed to the front of the property.

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# the kitchen







**bedroom 1**







**bedroom 2**







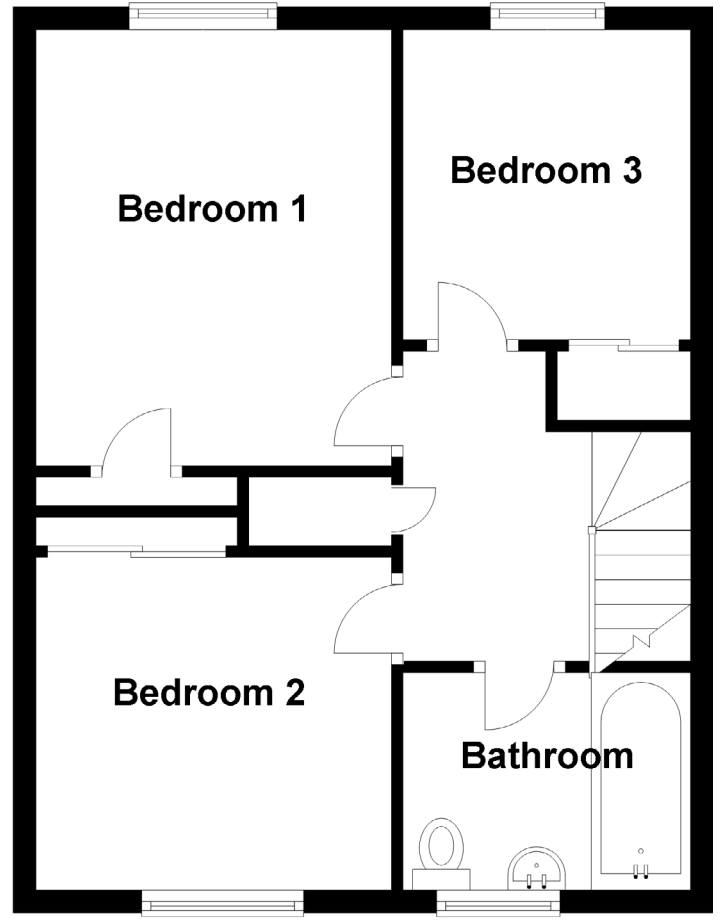
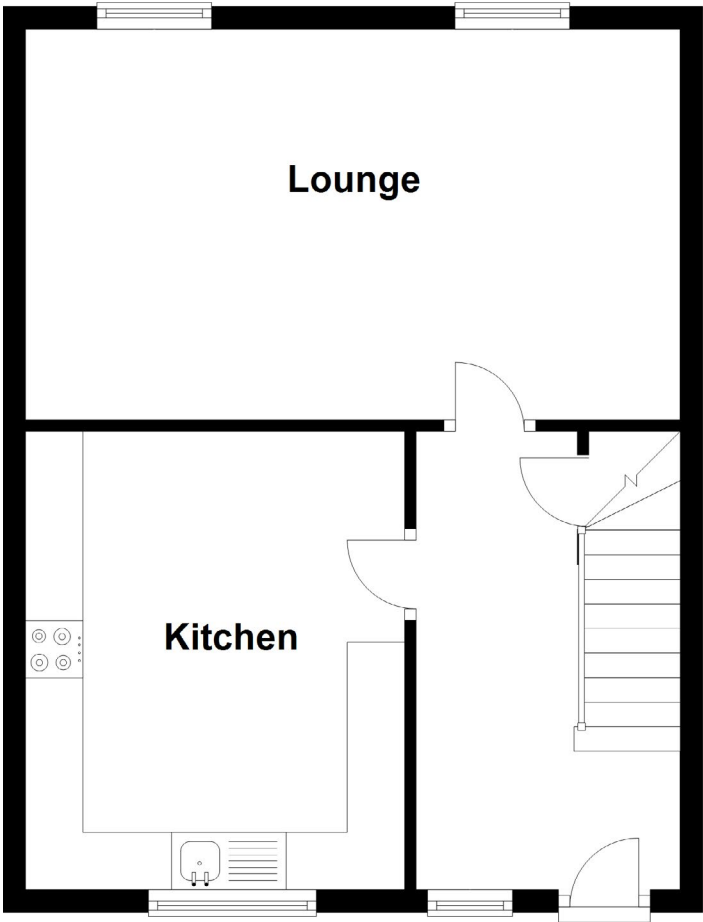
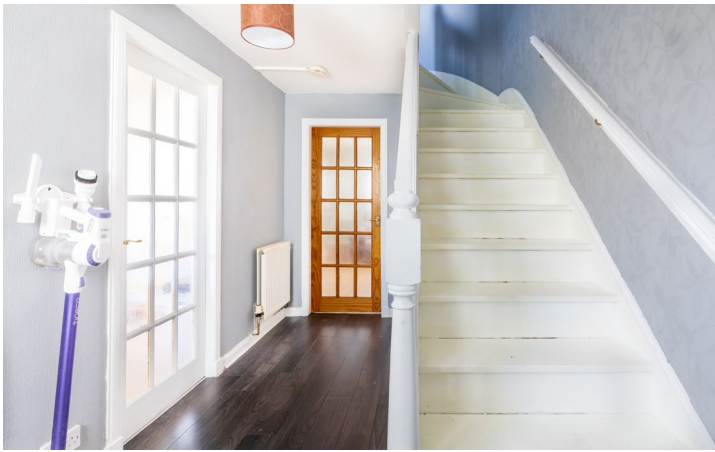
**bedroom 3**











Approximate Dimensions  
(Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 5.70m (18'9") x 3.40m (11'2")  |
| Kitchen   | 4.00m (13'1") x 3.30m (10'10") |
| Bedroom 1 | 3.80m (12'6") x 3.10m (10'2")  |
| Bedroom 2 | 3.10m (10'2") x 2.90m (9'6")   |
| Bedroom 3 | 2.70m (8'10") x 2.51m (8'3")   |

|   |                             |
|---|-----------------------------|
| Bathroom  | 2.51m (8'3") x 1.90m (6'3") |
| Gross internal floor area (m <sup>2</sup> ): 89m <sup>2</sup> |                             |
| EPC Rating: C   |                             |





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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, a 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.

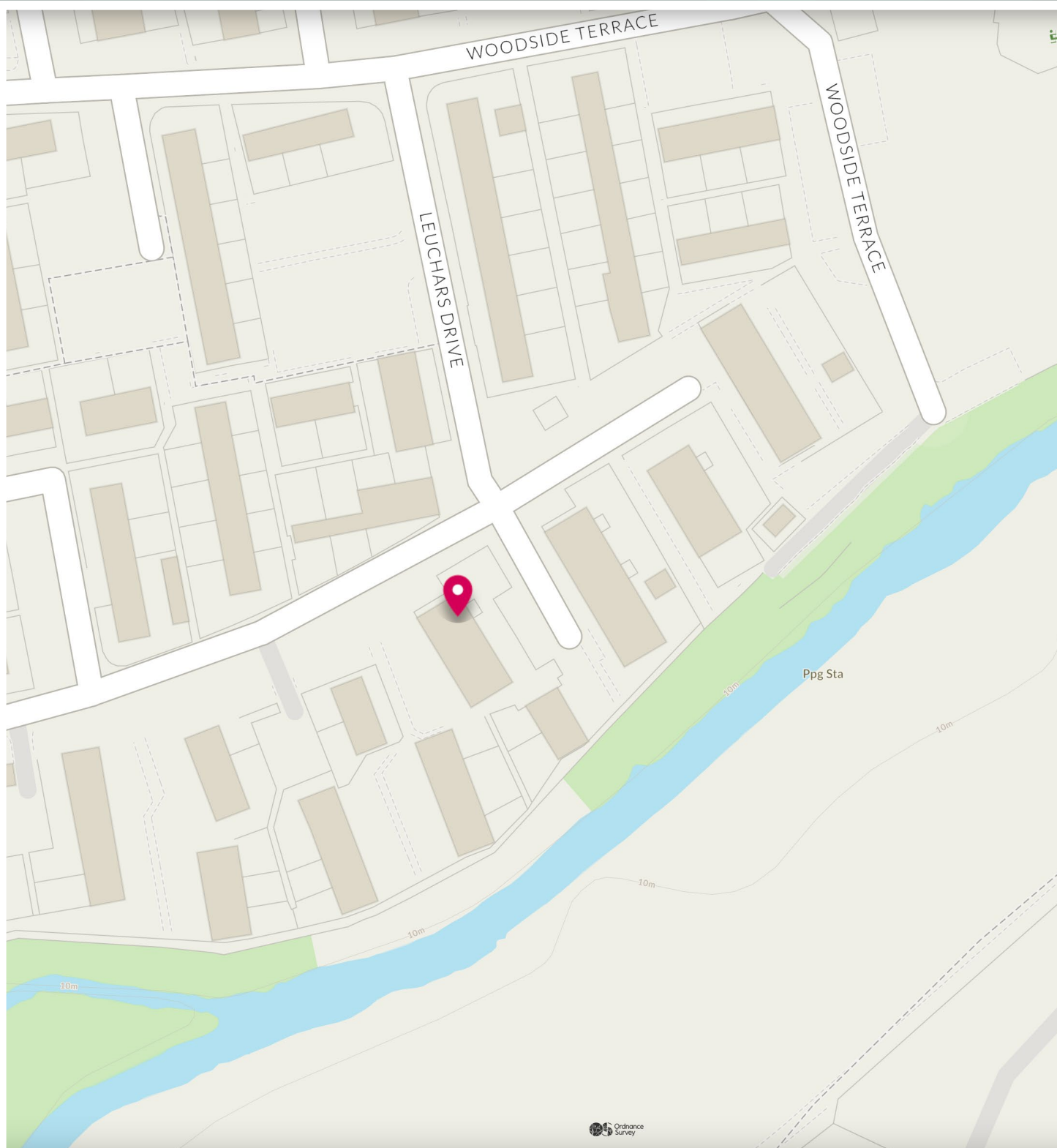
There are several other outdoor leisure pursuits within easy reach that include boating, sailing, golfing, shooting and skiing in the Cairngorms and The Lecht in winter. Easy access onto the A96 gives direct routing to Aberdeen, approximately sixty-four miles to the east and to Inverness forty-four miles 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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# McEwan Fraser Legal

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