

# 2 Chandlers Rise

ELGIN, MORAY, IV30 4JE



*A STUNNING REFURBISHED 3  
BEDROOM 2 BATHROOM FAMILY HOME*



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Are you searching for the perfect family home in Elgin? Look no further than 2 Chandler Rise, a beautifully upgraded and refurbished 3-bedroom, 2-bathroom residence that's ready to welcome your family with open arms.

Upon entering this delightful abode, you'll be greeted by a large and spacious lounge diner. The airy layout and abundant natural light create a warm and inviting atmosphere. Throw open the doors to the garden, and you'll find yourself seamlessly blending indoor and outdoor living.

The modern kitchen with its integrated appliances, and breakfast bar island that features a built-in wine cooler, is ideal if you're preparing family meals or hosting friends, this kitchen provides the perfect setting to create culinary masterpieces. Convenience is key, and 2 Chandler Rise has you covered with a dedicated utility room. This space ensures that all your laundry and household chores are taken care of without encroaching on your daily living areas.

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## The Property



*“...THE MODERN KITCHEN, COMPLETE WITH A BREAKFAST BAR ISLAND THAT FEATURES A BUILT-IN WINE COOLER, IS IDEAL IF YOU’RE PREPARING FAMILY MEALS OR HOSTING FRIENDS...”*





The property boasts three generously sized double bedrooms, ensuring that your family has ample space to grow. The master bedroom even comes with its own en-suite shower room, providing a private sanctuary for relaxation. The family bathroom is equipped with a shower over the bath, offering the perfect spot for unwinding after a long day or preparing for a new one.





**Bedroom 2**



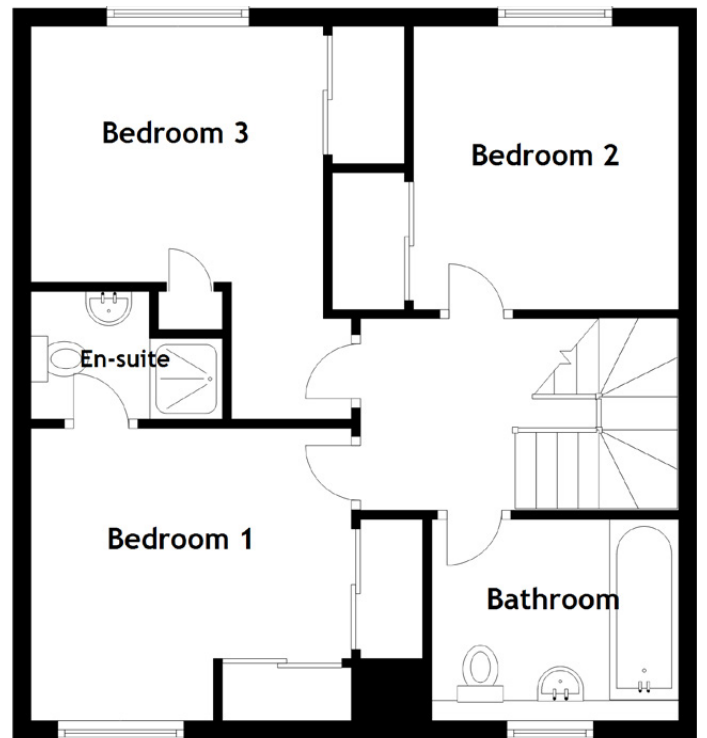
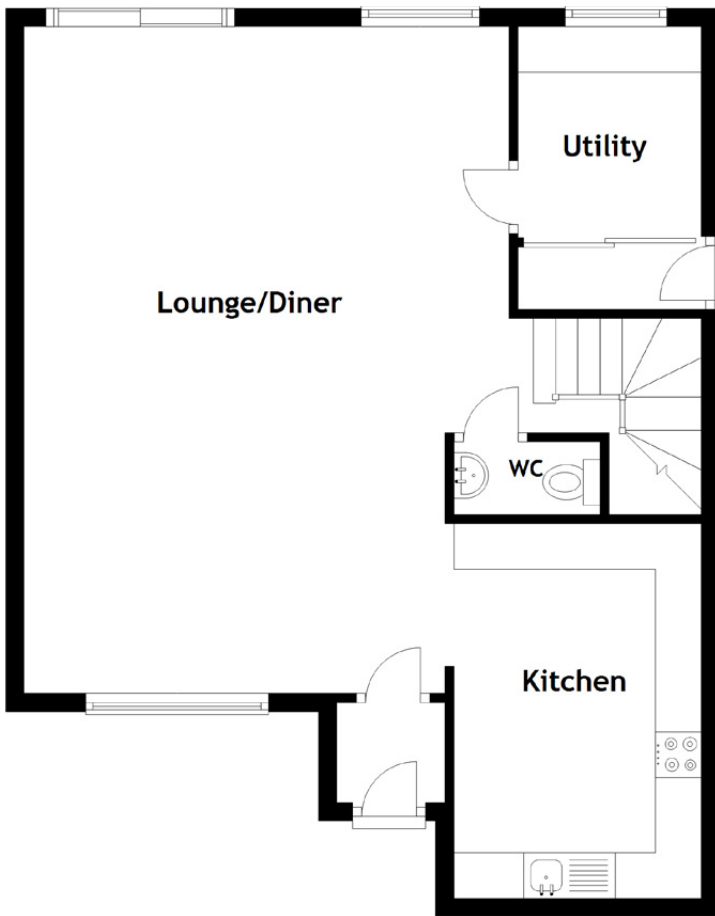


**Bedroom 3**









### Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	7.30m (23'11") x 5.30m (17'5")
Kitchen	4.10m (13'5") x 2.70m (8'10")
Utility	3.10m (10'2") x 2.00m (6'7")
WC	1.60m (5'3") x 0.80m (2'7")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
En-suite	2.10m (6'11") x 1.40m (4'7")
Bedroom 2	3.10m (10'2") x 2.90m (9'6")
Bedroom 3	4.30m (14'1") x 3.20m (10'6")
Bathroom	2.70m (8'10") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup>

EPC Rating: B



Step outside into the low-maintenance yet attractive garden. The large decking area is ideal for entertaining, al fresco dining, or simply soaking up the sunshine in a hot tub with a glass of something fizzy. It's a place where memories are made. No need to worry about parking, as the front of the property offers parking for multiple cars, ensuring your vehicles are safe and easily accessible. The house also enjoys the advantages of solar panels enrolled in a feed-in tariff program, making it not only aesthetically pleasing but also highly energy-efficient

The current owners previously obtained planning permission for an extension to the front of the property, which would further expand the accommodation. While this permission has lapsed, it can be reapplied for. Please note that approval is not guaranteed, but the potential to enhance this already fantastic home is a tantalising prospect.



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Nestled in the heart of Morayshire, Elgin is the perfect blend of city convenience and coastal charm. Whether you're a lifelong local or a newcomer to the area, Elgin has something for everyone, making it a welcoming and vibrant community for residents of all ages. Elgin's strategic position between the vibrant cities of Aberdeen and Inverness ensures you're never far from the excitement and opportunities these urban hubs offer. Whether it's for work or leisure, the convenience of these cities is at your doorstep.

Just a short drive away, the Moray coast beckons with its breathtaking beauty. Discover a stunning selection of beaches and coastline that seem to stretch on forever. Dive into the culture of a traditional harbour, your gateway to the world-famous Whisky Trail. Explore, savour, and indulge in this rich tapestry of local heritage.

Elgin boasts a harmonious mix of age groups, making it a friendly and inclusive city. Whether you're starting a family, or enjoying retirement, there's a place for you in this welcoming community.

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## The Location



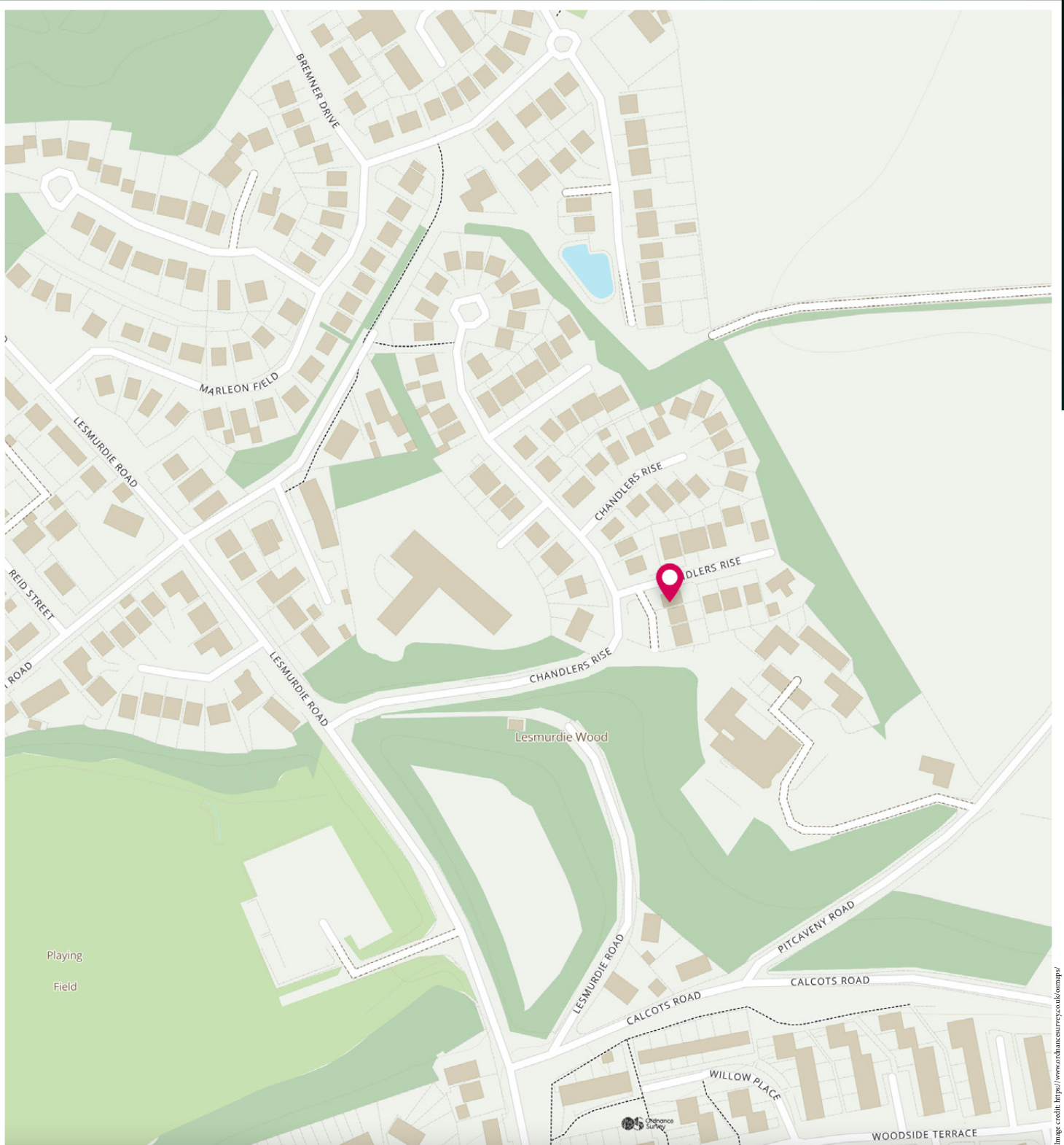
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Elgin offers a bustling shopping centre and a pedestrianised high street, making retail therapy an absolute delight. Stroll along the streets and explore a diverse selection of shops, from local boutiques to well-known brands. Additionally, outlying retail parks provide access to supermarkets and larger chain stores, catering to your everyday needs. Foodies, rejoice! Elgin is home to a rich culinary scene, offering a variety of food outlets. Whether you're in the mood for local flavours or national brands, you'll find something to satisfy your palate. With a wide selection of cafés and restaurants, Elgin has options for every taste and budget.

Elgin combines the comforts of city living with the tranquillity of coastal serenity. While you enjoy the local charm, remember that both Aberdeen and Inverness are conveniently within reach, ensuring that you can experience the best of urban life whenever you desire. Discover the beauty, culture, and warmth of Elgin. Whether you're drawn by the stunning Moray coast, the friendly community, or the convenience of city living, Elgin has it all. Don't miss your opportunity to make Elgin your new home.

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## The Location



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