




McEwan Fraser Legal

Solicitors & Estate Agents

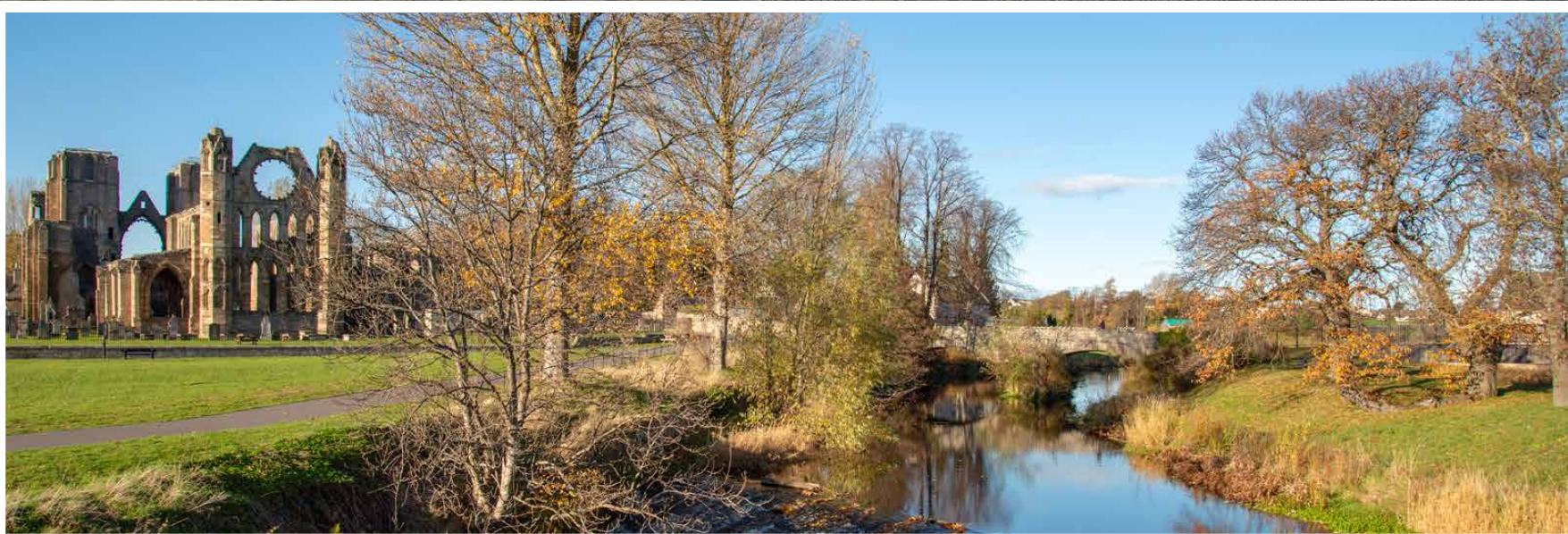
01463 211 116

6 Crathes Court

ELGIN, IV30 8TR



ELGIN



Elgin, a cathedral city, is situated on the A96 linking the cities of Aberdeen and Inverness. Elgin provides a lifestyle and all the facilities one would expect with modern-day city living. Excellent educational establishments are available locally including school and higher education. It boasts numerous leisure facilities including, health clubs,

swimming pools, ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets and national chain stores can 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, at the

same time you can enjoy an abundance of wildlife including dolphins and seals that can often be seen along this rugged coastline.

The city also has access to superb rail and bus services with easy access to the A96 which gives direct routing to Aberdeen, which is approximately sixty-five miles

to the east and less than forty miles to Inverness to the west. Both of these cities also offer an excellent rail and bus service, with UK and international flights being provided at both Aberdeen and Inverness Airports.



6 CRATHES COURT

A fantastic opportunity to acquire this four bedroom family home that is presented to the market in excellent condition. Situated in the popular Linkwood residential area of Elgin which has excellent access to all local amenities. Built by Springfields in 2016 to their Cromarty design, this property offers modern living with generous accommodation and includes the added benefit of a large sun room to the rear of the property. The ground

floor accommodation includes an entrance vestibule, a separate lounge, a beautiful fully integrated kitchen with dining area which is open plan to the sun room offering practical and attractive living space. This is the complete family home and includes a utility room, internal access to the garage and a downstairs WC which could accommodate a shower if required.



KITCHEN/DINER & SUN ROOM

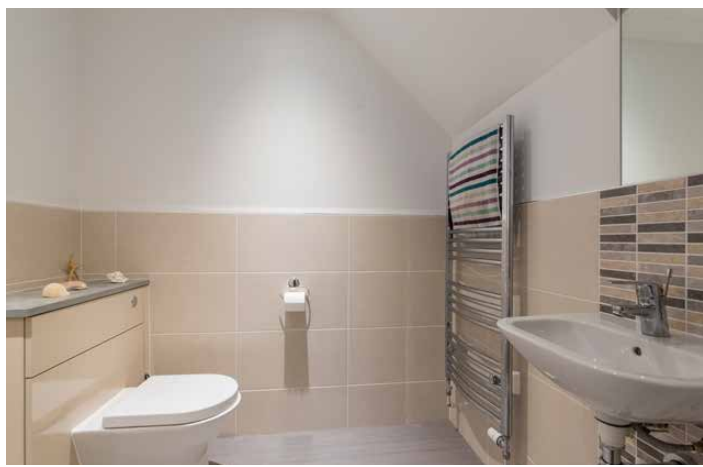




BEDROOMS & BATHROOMS

The first floor has a large bright master bedroom with two double wardrobes and a large en-suite shower room, three further double bedrooms all of which have storage wardrobes, the large family bathroom has beautiful vanity units, complementary tiling and includes a shower over the bath. The property benefits from good storage on both floors.

The garden to the front is laid to lawn and includes a double loc-bloc drive which leads to the garage. The rear garden has areas of lawn, pathways and a patio area which provides excellent space for outdoor entertainment and provides a safe area for children and pets. There is the added benefit of a shed which provides ideal outside storage for leisure and garden equipment.





Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	7.30m (23'11") x 3.10m (10'2")
Lounge	4.00m (13'1") x 3.90m (12'10")
Sun Room	3.50m (11'6") x 3.00m (9'10")
Utility	3.10m (10'2") x 1.60m (5'3")
Garage	5.50m (18'1") x 3.10m (10'2")
WC	1.90m (6'3") x 1.70m (5'7")
Bedroom 1	5.10m (16'9") x 3.00m (9'10")
En-suite	3.00m (9'10") x 1.80m (5'11")
Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bedroom 3	3.30m (10'10") x 3.10m (10'2")
Bedroom 4	3.40m (11'2") x 3.15m (10'4")
Bathroom	2.70m (8'10") x 2.30m (7'6")

Gross internal floor area (m²): **149m²** | EPC Rating: **C**

MAIN FEATURES:

- Personally designed fully integrated kitchen.
- Four double bedrooms all with wardrobes.
- Master en-suite bedroom.
- Large sun room with access to the rear garden.
- Internal access to the garage
- Loc bloc drive which can accommodate two cars

An ideal home for a growing family. Early viewings are highly recommended and by appointment only.

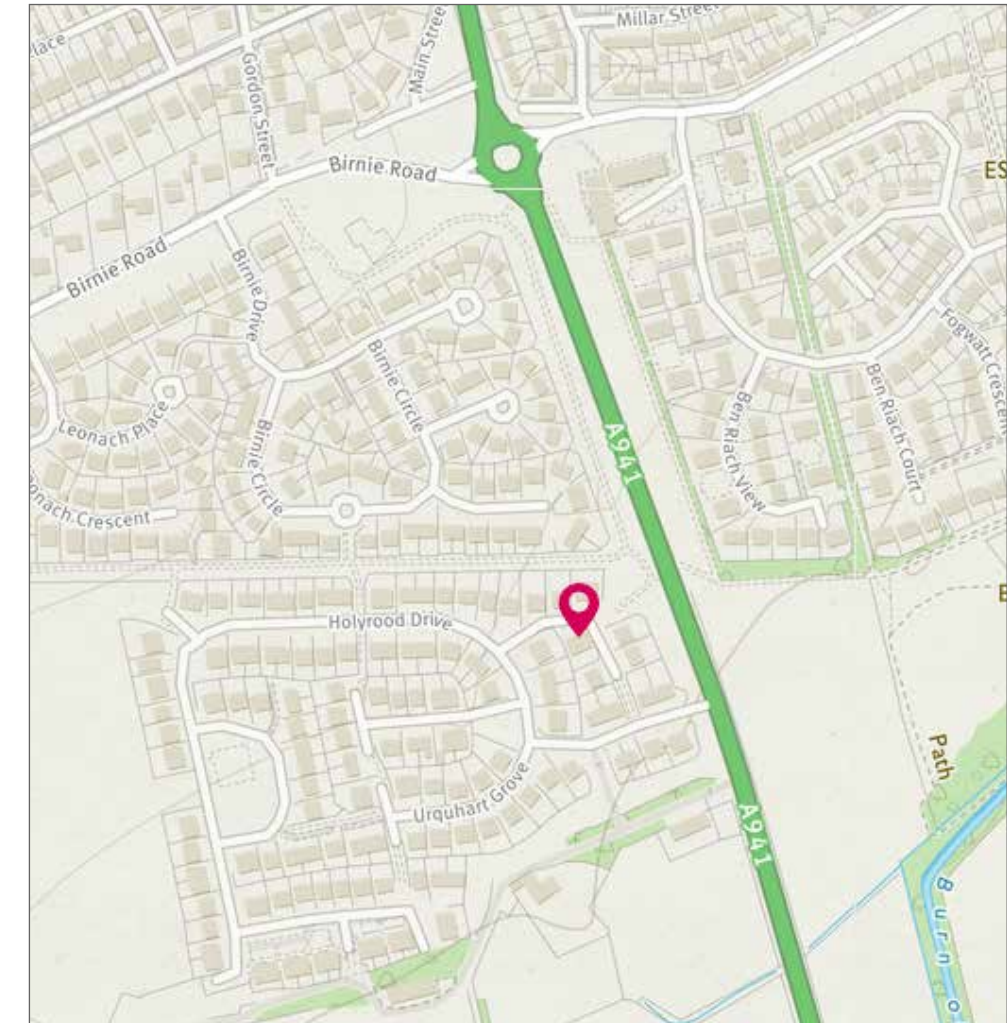


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