

7 Fairfield Avenue

ELGIN, MORAY, IV30 6BB



STUNNING WALK-IN CONDITION FIVE-BEDROOM
DETACHED HOUSE WITH A DOUBLE GARAGE



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present a stunning walk-in condition five-bedroom detached house with a double garage in the southwest of Elgin. The property sits in a quiet suburb within easy walking distance of the City Centre.

On the ground floor, the property comprises a spacious bay window family lounge which is, luxuriously carpeted. A dining room also with bay window and laminate flooring. Off the lower hall is a convenient WC and cloakroom area with a cupboard under the stairs. From the lower entrance hall, you enter a fantastic kitchen/diner. The well laid out kitchen is modern, bright (ceiling and floor lighting). It offers excellent storage and workspace, a built-in fridge/freezer, a counter-top gas hob, an integrated double electric oven and dishwasher, breakfast bar, and high-quality Karndean flooring. From the diner, there are patio doors that lead to the fully enclosed rear garden. Off the kitchen is a utility room including with a sink and storage cupboard plus space for a washing machine and tumble drier.



the lounge





dining room





kitchen/diner





Moving upstairs there is the master bedroom with an en-suite shower (bedroom 2 also has en-suite shower room) and built-in wardrobe. Moving around the landing there are three further double bedrooms and a single room all with storage space. A family bathroom with a separate shower and bath completes the rooms on this level.

There is full-width loft space with power offering excellent storage potential.

hall & landing





bedroom 1



En-suite 1



En-suite 1





bedroom 2





bedroom 3





bedroom 4



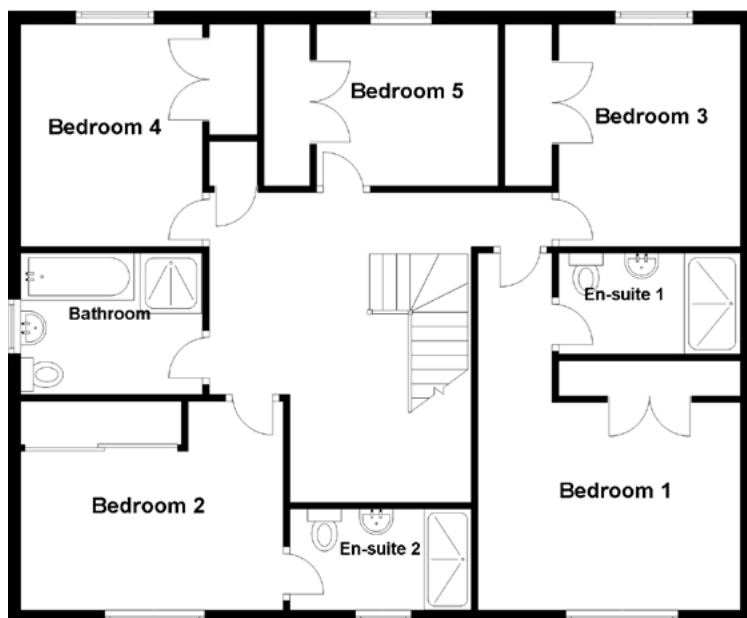
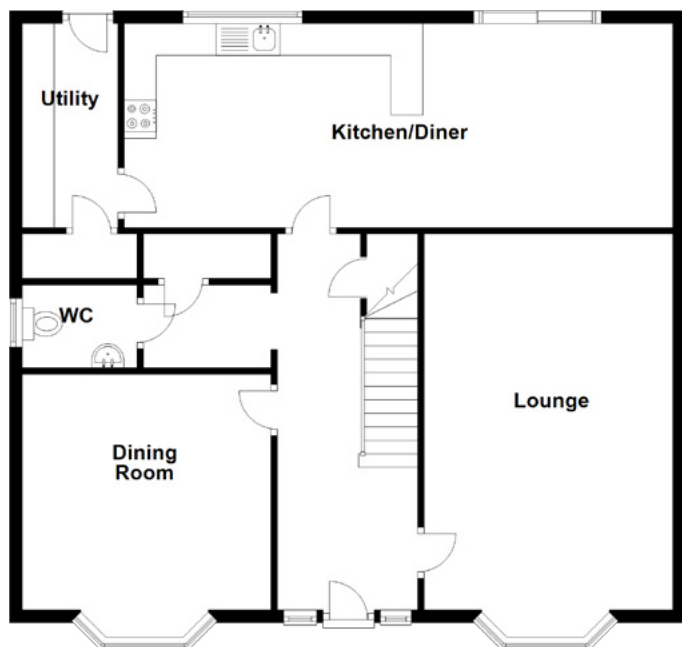


bathroom & bedroom 5





Utility



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	8.90m (29'2") x 3.20m (10'6")	En-suite 2	2.70m (8'10") x 1.50m (4'11")
Lounge	5.90m (19'4") x 3.90m (12'10")	Bedroom 3	3.30m (10'10") x 2.80m (9'2")
Dining Room	3.90m (12'10") x 3.70m (12'2")	Bedroom 4	3.30m (10'10") x 2.70m (8'10")
WC	1.80m (5'11") x 1.30m (4'3")	Bedroom 5	2.70m (8'10") x 2.40m (7'10")
Utility	3.20m (10'6") x 1.50m (4'11")	Bathroom	2.70m (8'10") x 2.10m (6'11")
Bedroom 1	3.90m (12'10") x 2.00m (6'7")	Gross internal floor area (m ²): 179m ² EPC Rating: C	
En-suite 1	2.80m (9'2") x 1.50m (4'11")		
Bedroom 2	3.90m (12'10") x 3.10m (10'2")		

The small front garden is mainly lawn. The medium-sized rear garden is fully enclosed and turfed with a large stone patio. A door from the garden accesses the pitched roof double garage with electric doors. There is off-road car parking sufficient for six cars in front of the double garage. In addition to this, the property has gas central heating with an Ideal combi-boiler. The property is double glazed, and there is an outdoor tap and weatherproof electric socket plus proximity security lighting.

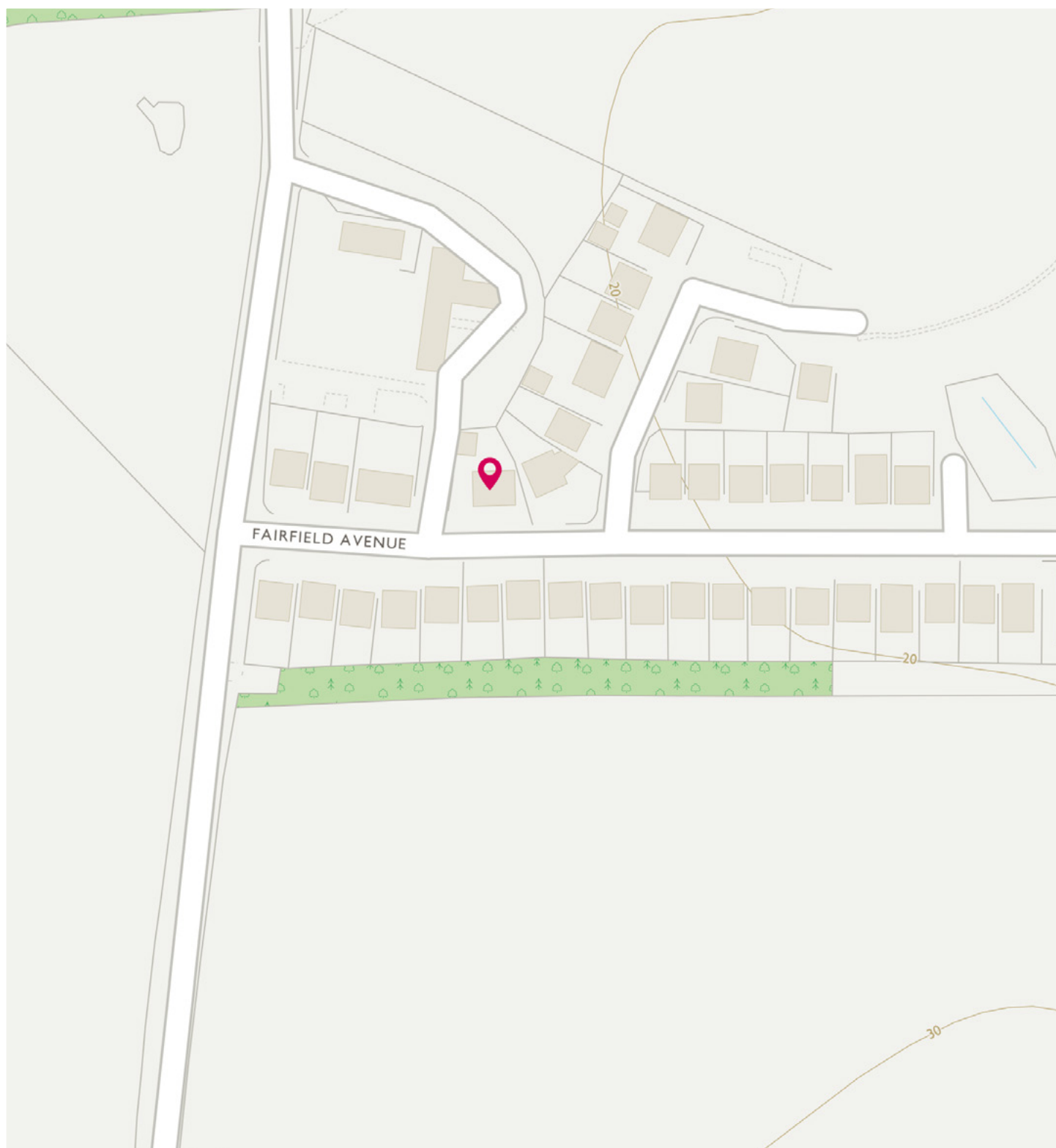
garden area





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. 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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