

10 Fairfield Avenue

ELGIN, IV30 6BB



A stunning four-bedroom, three bathroom modern family home close to Elgin town centre and Dr Grays Hospital



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this stunning four-bedroom, three-bathroom modern detached family home, located on a quiet residential road, only minutes from the centre of Elgin and all the amenities that it has to offer such as High street shops, cafes, restaurants and Dr Grays Hospital.

THE LOUNGE



Inside the property comprises:

- Light and spacious lounge
- Formal dining area
- Large fully integrated kitchen with family area and door to the rear garden
- Downstairs WC
- Integral Garage with access from the entrance hallway

THE DINING ROOM



THE KITCHEN



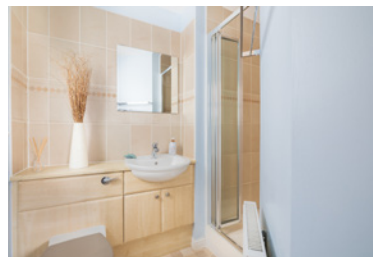


- Family bathroom with bath and shower overhead
- 4 double bedrooms all with fitted storage
- En-suite shower room to the master bedroom
- Jack and Jill style en-suite that caters to bedrooms 2 & 3

THE BATHROOM



BEDROOM 1



BEDROOM 2



JACK & JILL EN-SUITE



BEDROOM 3



BEDROOM 4

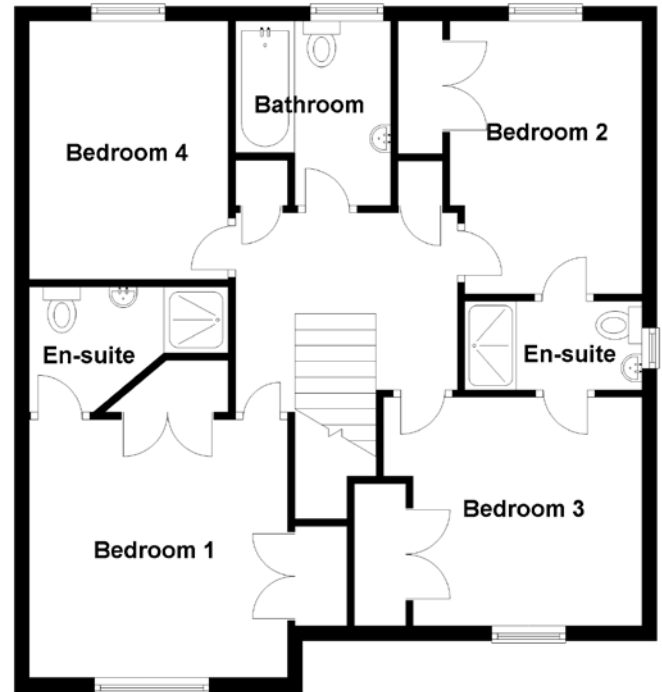
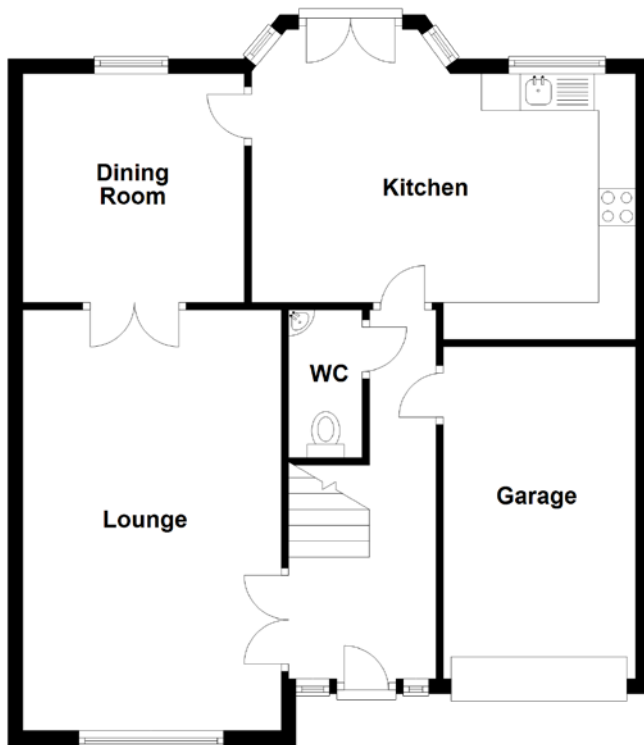


Outside the property has a secluded generous sized garden, and driveway parking for two cars.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

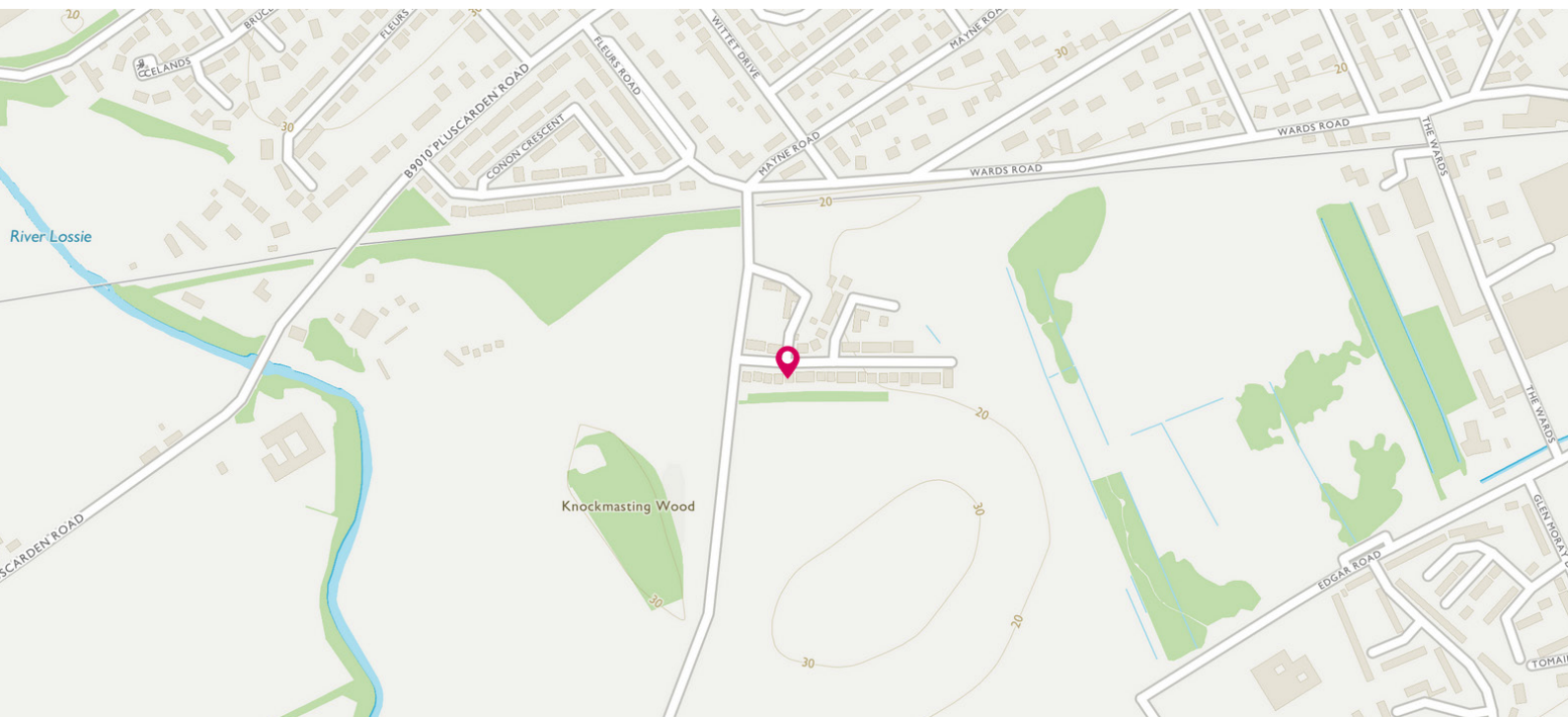


Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 3.50m (11'6")
Dining Room	3.10m (10'2") x 3.00m (9'10")
Kitchen	5.20m (17'1") x 3.92m (12'10")
WC	2.00m (6'7") x 1.00m (3'3")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")
En-suite	2.70m (8'10") x 1.70m (5'7")

Bedroom 2	3.70m (12'2") x 2.60m (8'6")
Jack & Jill En-suite	2.40m (7'10") x 1.20m (3'11")
Bedroom 3	3.50m (11'6") x 3.10m (10'2")
Bedroom 4	3.50m (11'6") x 2.70m (8'10")
Bathroom	2.50m (8'2") x 2.10m (6'11")
Garage	4.50m (14'9") x 2.60m (8'7")

Gross internal floor area (m²): 129m²
EPC Rating: C



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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.