

100 Chandlers Rise

ELGIN, IV30 4JE



An immaculate three-bedroom semi-detached house with a garage in Chandlers Rise



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McEwan Fraser Legal is delighted to present this immaculate three-bedroom semi-detached house with a garage in Chandlers Rise, which is on the northeast fringe of Elgin. The property is in superb walk-in condition.

THE LOUNGE



You enter the property into a small porch which opens to the family lounge, a bright and airy carpeted room with an electric fire focal point.

THE KITCHEN



Next is the nucleus of the property, the home hub, an extensive kitchen diner with an adjoining utility room with the added benefit of an accessible ground floor WC. The impressive kitchen is well equipped with a gas hob, Belling electric oven and breakfast bar, substantial cupboard space, and cushion floor linoleum, plus a separate dining area with a patio door that leads to the rear garden. Moreover, the utility room offers excellent additional storage with space for a stand-alone fridge/freezer and washing machine, plus the convenient WC. At the end of the kitchen, the stairs lead to the first floor.



THE UTILITY & WC



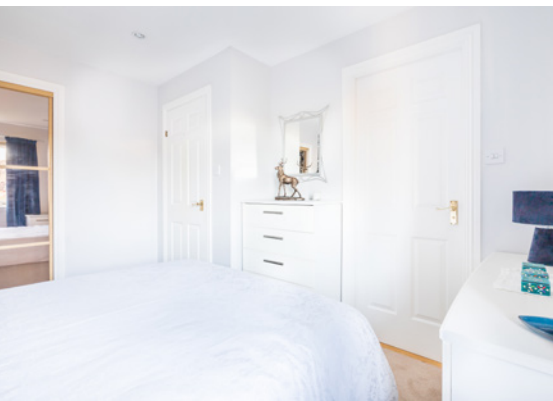


Climbing the stairs, you find a spacious family bathroom with a separate shower cubicle and bath, speckled-black partial splashback with superb bathroom storage creates real impact. Next is the main bedroom, with wardrobe storage and an en-suite shower. There are two further double bedrooms which both have built-in wardrobes. The loft offers a good storage option.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

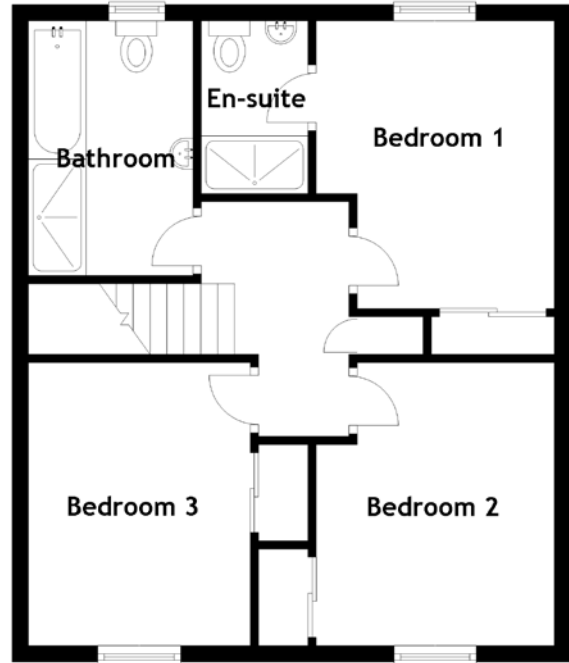
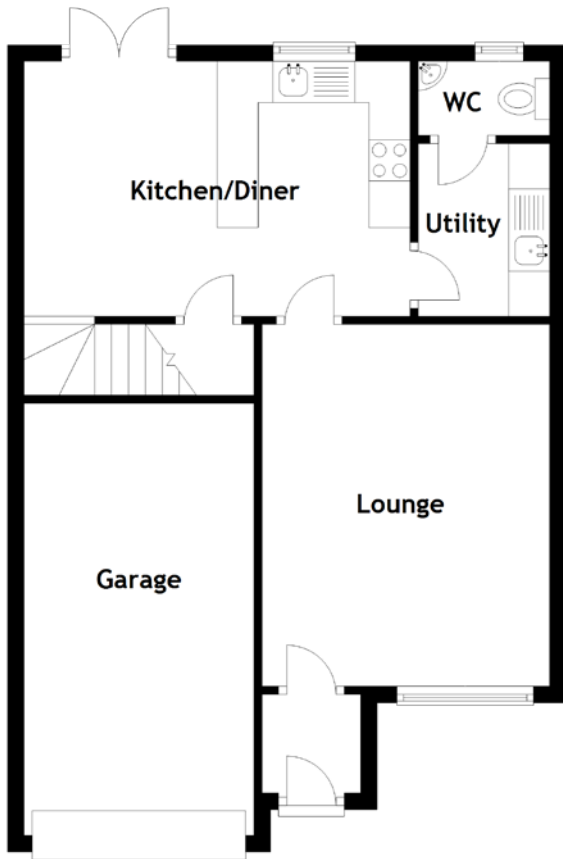


Externally the front garden is laid to lawn with a paved driveway to the single garage. The beautiful rear garden is a manageable medium size with a stone patio, lawn, mature shrub border, and outdoor tap. The garden is enclosed by a wooden fence, offering a secluded private space safe for pets and children. The property benefits from Gas Central Heating and is double-glazed throughout. This is a rare opportunity to acquire a pristine modern semi-detached family home in a desirable area of Elgin.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP

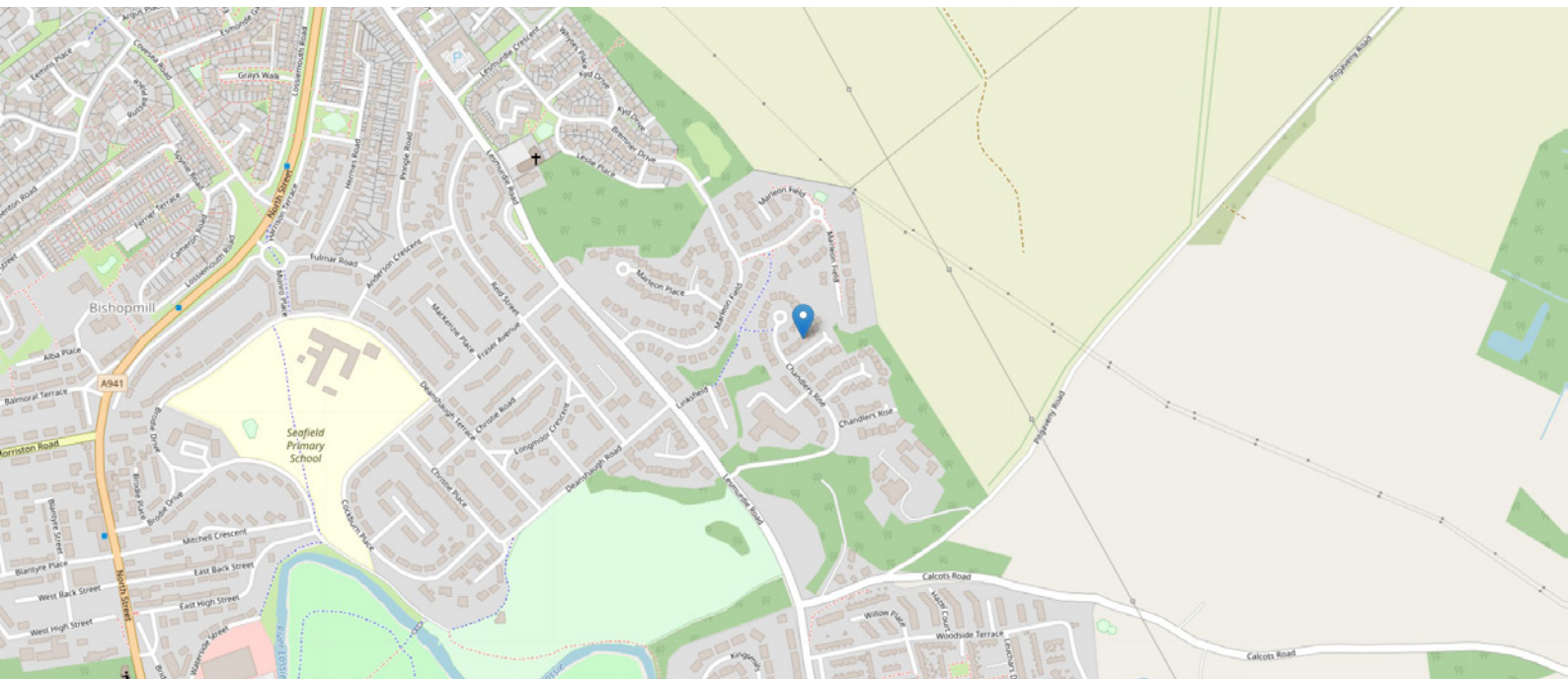


Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.50m (11'6")
Kitchen/Diner	4.70m (15'5") x 3.10m (10'2")
Utility	2.10m (6'11") x 1.60m (5'3")
WC	1.60m (5'3") x 0.90m (2'11")
Bathroom	3.20m (10'6") x 2.00m (6'7")

En-suite	2.10m (6'11") x 1.30m (4'3")
Bedroom 1	3.50m (11'6") x 2.90m (9'6")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	3.40m (11'2") x 2.70m (8'10")

Gross internal floor area (m²): 89m²
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 preschool, 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, and 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 breathtaking 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. Several other outdoor leisure pursuits within easy reach 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 services, with Aberdeen and Inverness Airports providing national and international flights.

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