

13 Chandlers Rise

ELGIN, IV30 4JB



An attractive four-bedroom detached house in excellent condition, with a stunning garden



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McEwan Fraser Legal is delighted to present an attractive four-bedroom detached house in excellent condition, with a stunning garden in the desirable NE of Elgin. The property sits in a quiet suburb within easy walking distance of the City Centre.

THE LOUNGE



The property comprises a small vestibule and spacious family lounge on the ground floor with double doors opening into the large kitchen diner (laminated floor) with patio doors to the rear garden. Off the kitchen is a convenient WC and cloakroom area with functional utility space. Off this hall is an expansive double bedroom (converted from the former garage).

THE KITCHEN/DINER



In more detail, the well-laid-out kitchen/diner is modern and bright with ceiling lighting. It offers excellent storage and workspace, a built-in fridge/freezer, a countertop gas hob, an integrated double electric oven and a freestanding dishwasher. From the diner, patio doors lead to the fully enclosed rear garden. Off the kitchen is a utility room with the Gloworm gas central heating boiler (18 months old) and space for a washing machine and tumble drier. Beyond the utility space is the main bedroom developed from the former garage.



BEDROOM 4

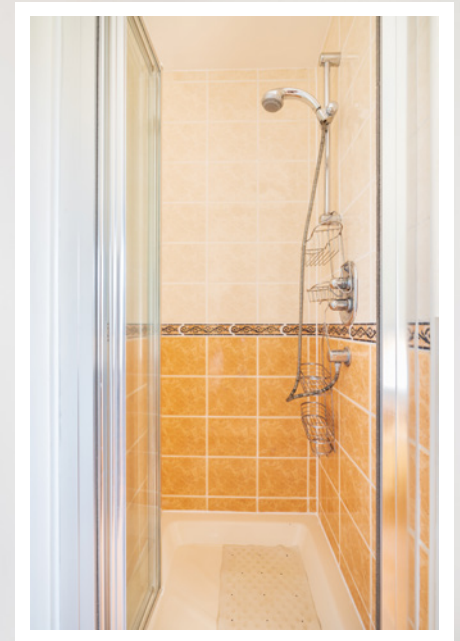




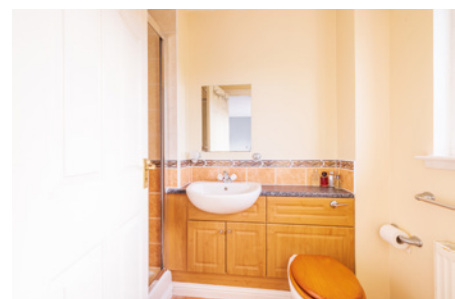
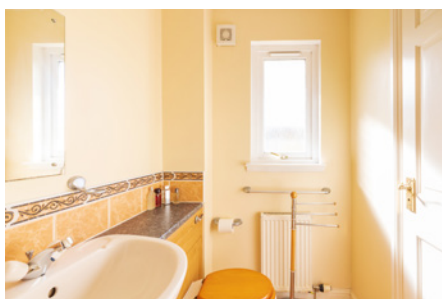
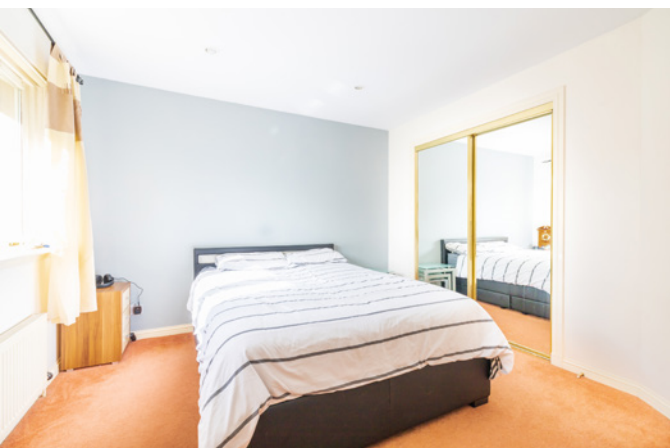
Upstairs are three double bedrooms, all with wardrobe storage. The largest double also has an ensuite shower room. The family bathroom has a separate shower and bath, with a half-height tiled splashback and good cupboard space that completes the rooms on this level.

In addition, a partially floored loft space runs the length of the house, offering excellent storage potential.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



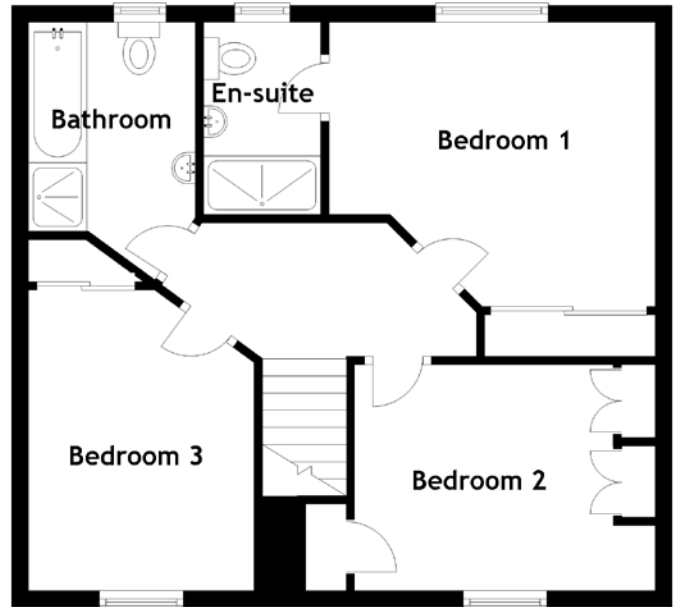
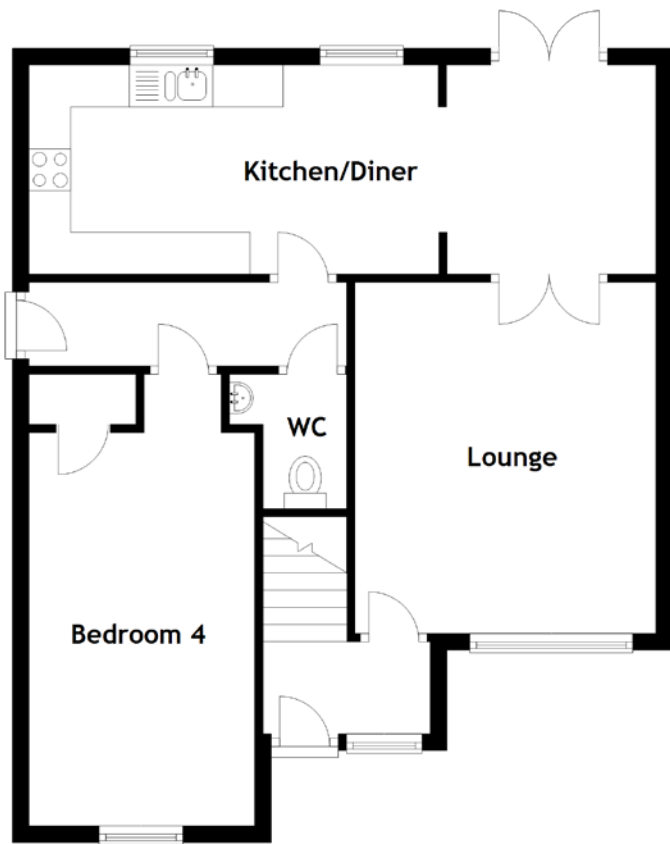
Externally the front garden has been converted to off-road parking for up to three cars. Still, without a doubt, the pièce de résistance is the large, fully enclosed rear garden with a large access gate. Laid to paving with raised flower beds, a greenhouse and sizeable dog kennels, it is a beautiful, safe space for children and animals.

This would make an excellent family home - viewing is essential to appreciate its scope fully.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

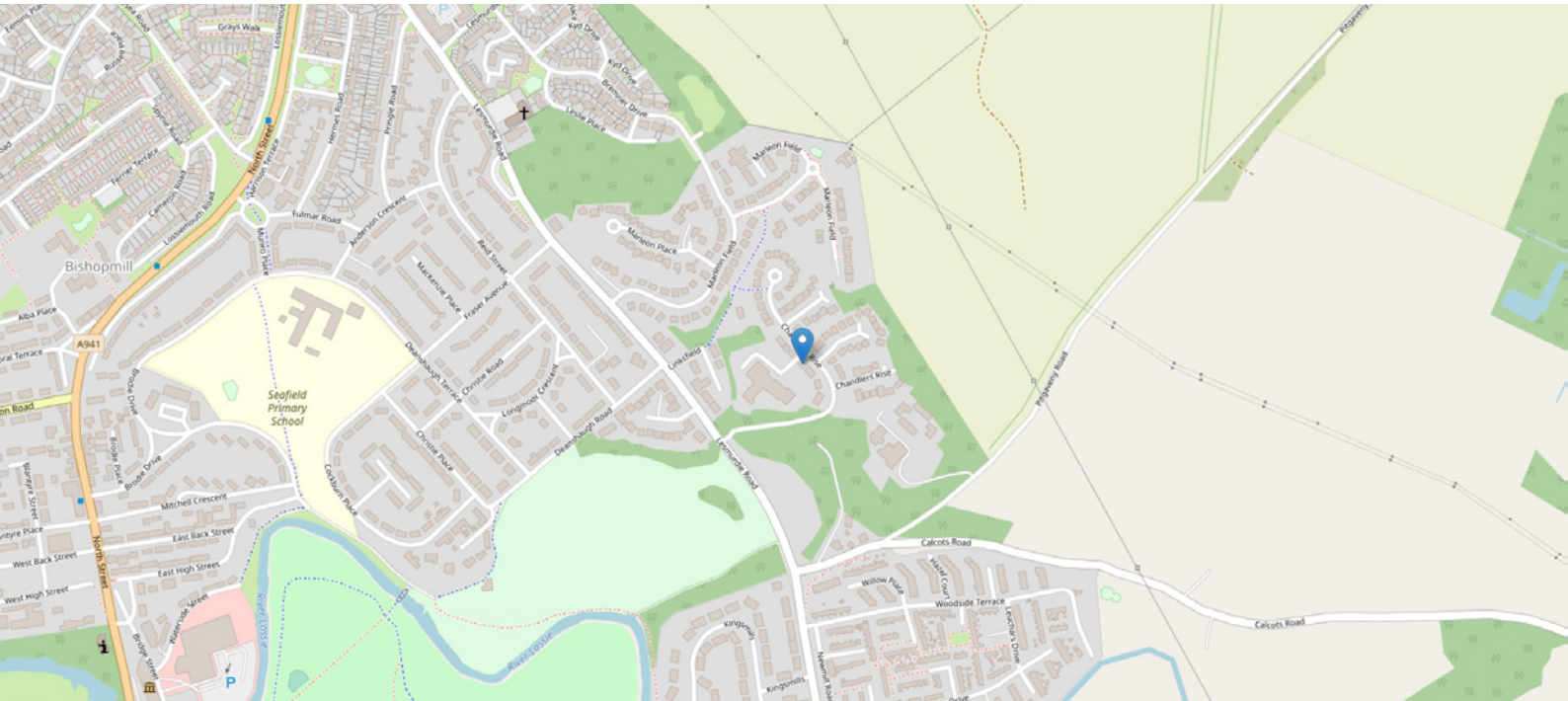


Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.60m (11'10")
Kitchen/Diner	7.50m (24'7") x 2.50m (8'2")
WC	1.60m (5'3") x 1.40m (4'7")
Bathroom	3.10m (10'2") x 2.00m (6'7")

Bedroom 1	3.90m (12'10") x 3.40m (11'2")
En-suite	2.30m (7'7") x 1.40m (4'7")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bedroom 3	3.60m (11'10") x 2.70m (8'10")
Bedroom 4	5.40m (17'9") x 2.70m (8'10")

Gross internal floor area (m²): 113m² | 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, 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 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. 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 routing 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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