

14 Birnie Circle

ELGIN, MORAY, IV30 6JD



A rare opportunity to acquire a pristine modern detached family home in a desirable area of Elgin



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

THE LOUNGE



You enter the property into a hall that accesses all accommodation. On your immediate left is the family lounge, a bright and airy carpeted room with fresh neutral decoration.

THE KITCHEN

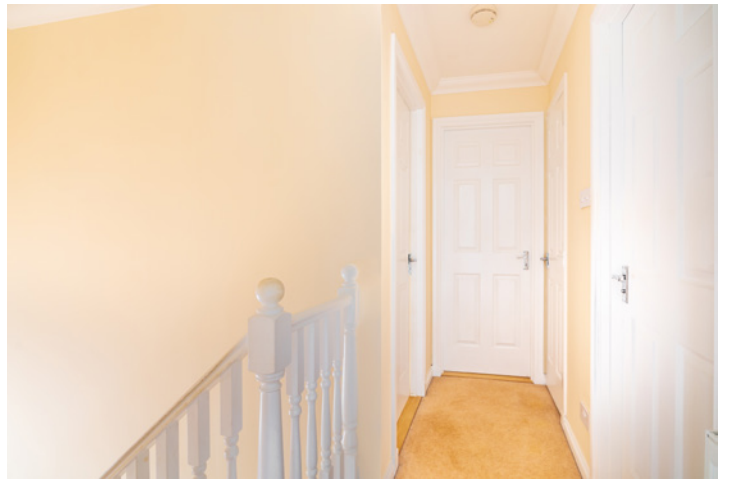


Next is the nucleus of the property, the home hub, a comprehensive kitchen/diner with an adjoining utility room with the added benefit of a ground floor WC. The impressive Howden's kitchen is well equipped with a gas hob, Lamona electric oven, integrated microwave oven, substantial cupboard space, a laminate floor, and a separate dining area with a patio door leading to the rear garden. Moreover, the utility room offers additional storage with a washing machine and a convenient WC. There are doors for the garage and rear garden from the utility room.



THE UTILITY & WC





Climbing the stairs, you find an immaculate family bathroom with a shower over the bath, a fully tiled splashback, a heated towel rail, and roof velux, creating a bright modern space. Next is the main bedroom, with wardrobe storage built into the eaves with dual Velux windows. There are two further double bedrooms which both have built-in wardrobes. The loft has no ladder but has the potential for some storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

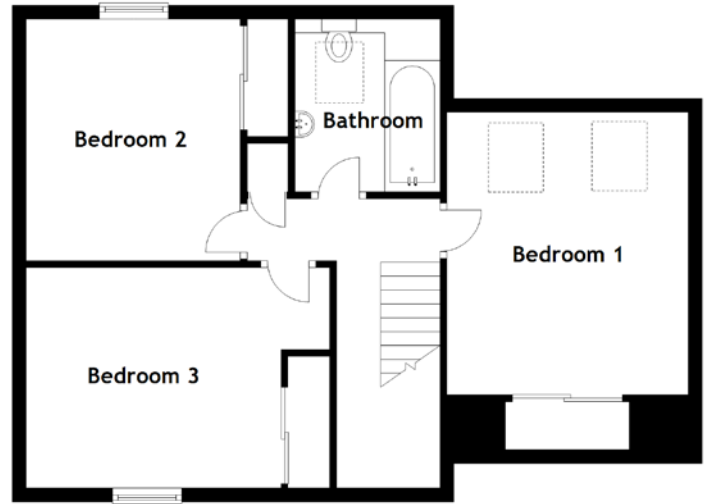
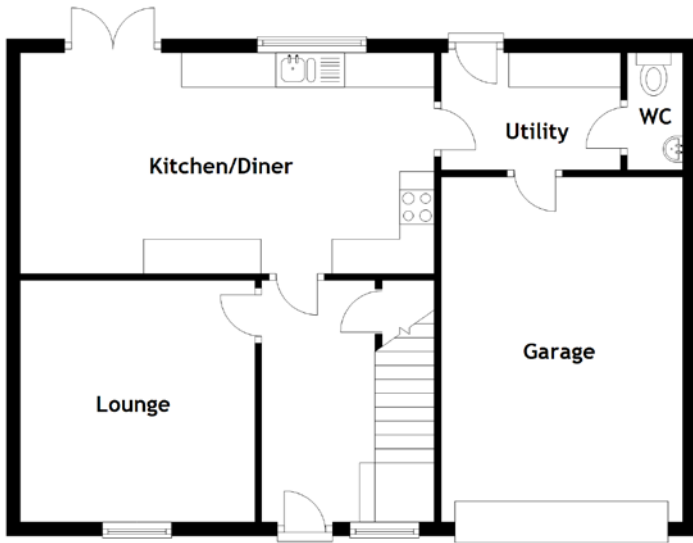


Externally the front garden has been converted to a hardwearing lock bloc driveway in front of the single garage. The beautiful rear garden is a manageable medium size with a stone patio, lawn, mature planted areas, and Keter garden shed. The rear garden is enclosed by a wooden fence, offering a secluded 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 detached family home in a desirable area of Elgin.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

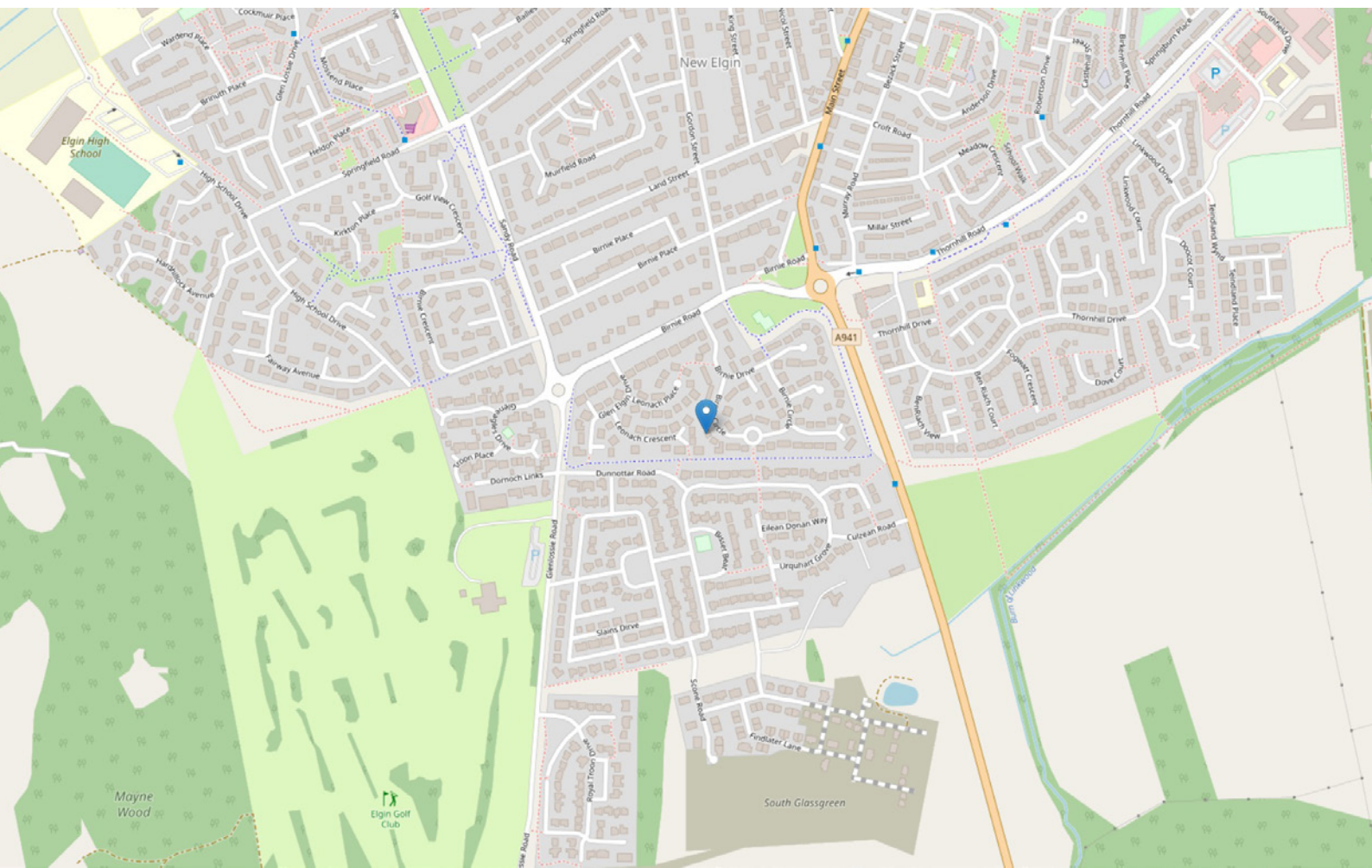


Approximate Dimensions (Taken from the widest point)

Lounge	3.50m (11'6") x 3.40m (11'2")
Kitchen/Diner	6.00m (19'8") x 3.20m (10'6")
Utility	2.60m (8'6") x 1.70m (5'7")
WC	1.70m (5'7") x 0.80m (2'7")
Bedroom 1	4.10m (13'5") x 3.50m (11'6")

Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bedroom 3	4.40m (14'5") x 3.20m (10'6")
Bathroom	2.50m (8'3") x 2.10m (6'11")
Garage	5.00m (16'5") x 3.50m (11'6")

Gross internal floor area (m²): 106m²
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 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 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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