87b High Street

Elgin, IV30 1EA

Offers Over £95,000

ccl PROPERTY

High Street

Elgin, IV30 1EA

CCL Property are delighted to bring to market a two bedroom town house for sale in the heart of Elgin's High Street. This property's central location gives it easy access to many local amenities such as the UHI Moray College, shops, schools and places of interest. This property is ideal for a first-time buyer or as a buy-to-let/holiday rental opportunity.

This property is situated along Elgin's historic High Street. Located in the centre of Elgin, this property is within walking distance from many shops, sport and leisure facilities, restaurants, medical services, bars, schools and the UHI Moray College Building. The Elgin bus and train station are also within walking distance.

Elgin is a charming and lively market town and is the business and retail capital of Moray with a population of around 21,000 residents. It is situated approximately 36 miles east of Inverness and 64 miles west of Aberdeen. It has good transport links via the A96 trunk route and has mainline rail and bus links to both cities and their respective airports. Elgin also boasts a growing tourist industry and a higher education center at the UHI Moray College building, which offers a wide range of courses to around 10,000 students per year.

The Property

This town centre property offers spacious living accommodation across three floors The property has been recently refurbished to a high standard with new kitchen and bathroom installed and benefits from new electric heating. Also, fully decorated and new flooring throughout. Access is gained via a wooden front door which leads into the open hallway.

Hall:

The hallway gives access to the lounge, kitchen and staircase. There is an under stair storage cupboard which provides ample space for coats and shoes.

Lounge: (4.5m x 2.69m)

Comfortable lounge with picture window to the front. Gas fireplace with marble hearth, black inset and wooden surround. Matching wooden shelving to either side of fireplace. Light coloured carpeting.

Kitchen: (2.8m x 2.2m)

White wall and base units with contrasting wood worktops incorporating a stainless steel sink and drainer. Integral oven, hob and hood. Space for fridge/freezer and automatic washing machine.

Terracotta tile effect vinyl flooring. Windows to the rear. There is also a brand new Fridge and Dishwasher available, which can be purchased by separate negotiation.

Bathroom: (2.7m x 2.2m)

A good sized bathroom with white modern sink, toilet and free standing bath. Corner shower cabinet with electric shower installed and fitted with white granite effect wet wall and neutral floor tiles. Window to the rear. Heated towel rail.

Bedroom 1: (4.6m x 2.85m)

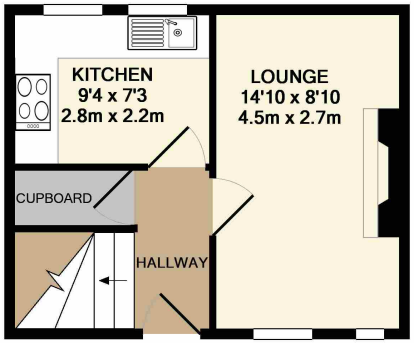
Bright and spacious double bedroom situated on the first floor. Ample space for free standing furniture, also built in double wardrobe with mirrored glass sliding door. Window to the front.

Bedroom 2: (4.2m x 2.85m)

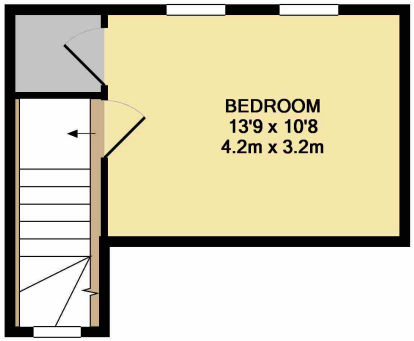
Large double bedroom situated on second floor. 2 windows to the rear providing excellent natural light. Ample space for freestanding furniture as well as built in cupboard with hanging rail.

External

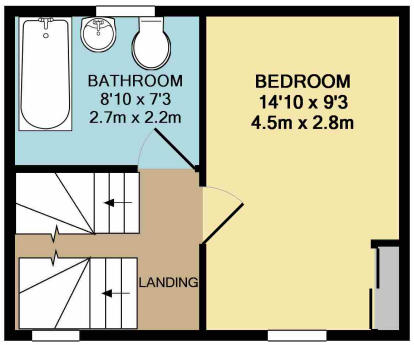
The property has a shared communal garden to the front which is laid to lawn.



GROUND FLOOR
APPROX. FLOOR
AREA 269 SQ.FT.
(25.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 210 SQ.FT.
(19.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 269 SQ.FT.
(25.0 SQ.M.)

HIGH STREET, ELGIN, IV30 1EA
TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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62 High Street, Elgin
Moray
IV30 1BU
0134 361 0520
info@cclproperty.com