1 Beils Brae

Urquhart

Fixed Price £220,000

ccl
PROPERTY

1 Beils Brae

Urquhart, Elgin, IV30 8XQ

CCL is delighted to offer for sale this desirable five bedroomed family home in Urquhart, Moray at £15,000 below the Home Report value. The property comprises, spacious lounge, Dining Room, Kitchen, bathroom and 2 bedrooms on the ground floor, a Bathroom with separate shower and 3 bedrooms on the first floor. The property boasts an enclosed garden with large shed to the rear and driveway providing private parking and garden to the front.The property is set in an idyllic residential location in the village of Urquhart, Moray. The surrounding countryside offers a variety of outdoor pursuits, including fishing on the world renowned River Spey, watersports at Findhorn and Lossiemouth and numerous golf courses. A cultural highlight in the area includes the infamous malt whisky trail which takes much of its barley from the rich lowland farmland surrounding the Elgin area. Urquhart village dates back to 1125 when a Benedictine priory was founded by King David 1 and is a small attractive village with a few services including a village pub. Elgin, the capital of Moray and Scotland's smallest city, is only 6 miles to the west and provides a wide variety of services including supermarkets, hotels, restaurants, main line railway station, secondary and further education. Primary schooling is available in the nearby village of Lhanbryde which is 1 mile away. Local services including a pub, village store, village hall and butcher are available in Urquhart and Lhanbryde.

The Property

Superb five-bedroom family home with an enclosed garden to the rear with large lawn, patio area and wooden garden shed, as well as a further garden to front and driveway for private off street parking. The generously proportioned accommodation comprises of welcoming hallway, bright lounge, dining room, kitchen, 5 bedrooms and 2 Bathrooms. Early viewing is recommended to appreciate the quality of the accommodation. All carpets and floor coverings, blinds, curtains and light fittings are to be included in the sale.

Accommodation

Hallway:

A bright, welcoming hallway which provides access all rooms on the ground floor. Carpeted stair case to the upper floor. Display shelf and hanging pegs.

Lounge: [5.17m x 4.0m]

A light and airy room with large picture window to the front overlooking the garden and decorated in light neutral tones with attractive ceiling light.

Kitchen: [5.07m x 3.18m]

A generously proportioned and well laid out kitchen featuring a range of base and eye level units in white with wooden trim and work tops incorporating a 1 ½ bowl sink and drainer with tiled splashback. Integral double oven, ceramic hob. Space for fridge/freezer and tumble dryer, plumbing for washing machine and dish washer. Doorway leading to back garden.

Dining Room: [3.74m x 3.34m]

A comfortable good sized dining room with window to the rear. Decorated in light neutral tones.

Bedroom 4: [3.48m x 3.35m]

A large double bedroom again with aspect to the front, fitted wardrobe with mirror sliding doors providing hanging and shelf space.

Bathroom: [2.48m x 1.43m]

Fitted with a three piece suite, neutral coloured tiled splashback and frosted glazed window to the side.

Bedroom 5: [3.93m x 3.12m]

A further double bedroom this time with rear garden views. Again, a fitted wardrobe providing hanging and shelf space.

Upper Landing:

Carpeted staircase leads to the upper landing which in turn gives access to all further accommodation.

Bedroom 1: [4.38m x 3.11m]

A spacious double bedroom with large picture window to the side and ample space for free standing furniture.

Bedroom 2: [3.22m x 2.42m]

Again, a good sized double bedroom with velux window to the rear. Large double wardrobe providing hanging and shelf space.

Bedroom 3: [5.38m x 3.0m]

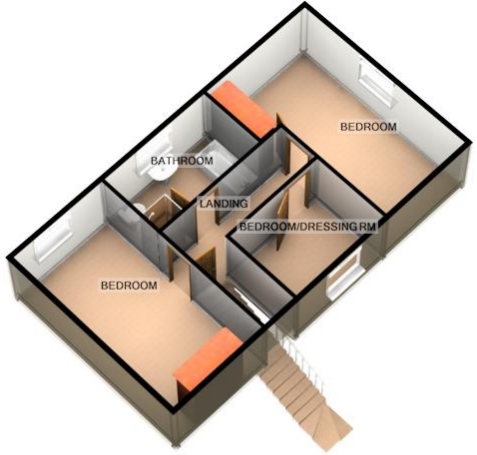
Single bedroom with velux window, currently used as a dressing room, with fitted hanging and shelving. Can be easily removed to be used as a bedroom.

Bathroom: [3.58m x 1.7m]

Fitted with a 3 piece white suite and a single glazed shower cubical with mains shower connected and fitted with aqua panels. Velux window.

External

The property benefits from an enclosed rear garden mainly laid to lawn with paved patio area providing an excellent environment for outdoor relaxation and entertaining. A wooden garden shed and rotary clothes drier. To the front is a further garden laid to lawn with a path to the front door and large tarred driveway for off street parking.



1ST FLOOR

GROUND FLOOR

1 BEILS BRAE, URQUHART, IV30 8XQ

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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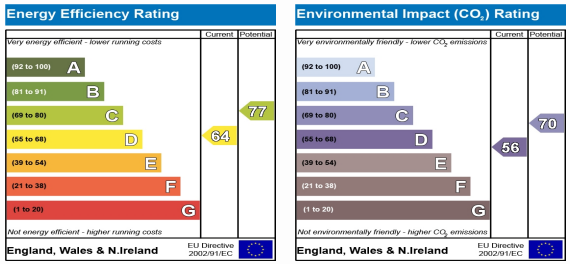

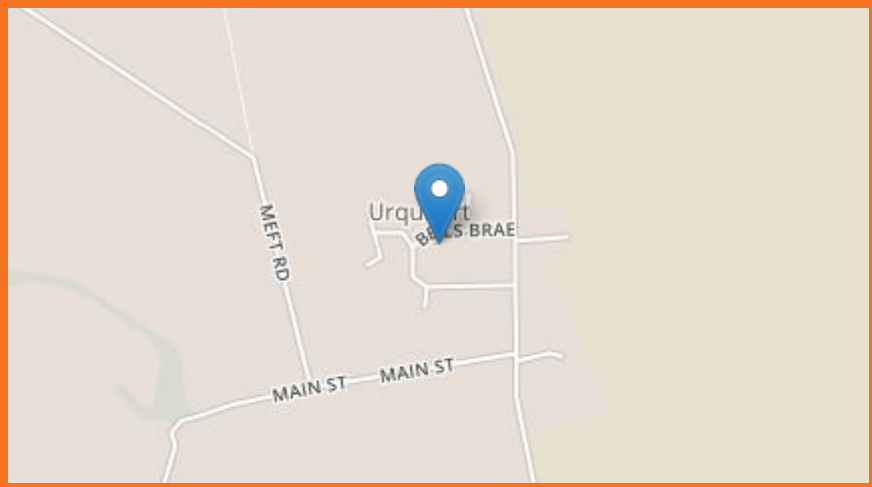

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