

CCL



13 Cawdor Avenue | Elgin | Moray | IV30 8AH

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13 Cawdor Avenue, Elgin, Moray, IV30 8AH

- 3 Bedroom Family Home
- Bright Living Room
- Modern Kitchen/Dining Room on open plan
- 3 Double Bedrooms
- Bathroom & Shower Room
- Driveway for private parking for 2 vehicles
- Gas Central Heating & Double Glazing
- Enclosed garden to front & rear

Summary

CCL are delighted to offer for sale this beautiful modern three bedroom semi-detached family home built by Springfield Homes, in the popular area of New Elgin. The property is completed and decorated to a high standard and offers spacious accommodation on two floors, with a driveway providing off street parking and an enclosed rear garden laid to lawn, with slabbed patio. Ideal purchase for a young couple or the golf enthusiast and viewing is highly recommended to appreciate the space and quality of the accommodation on offer.

The property is located in a quiet and very popular residential suburb of New Elgin, just a few minutes' drive from the main city centre of Elgin. New Elgin has local amenities such as GP surgery, dental surgery, a nursery/childcare facility, groceries store and other retail units. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 23,000. The town offers a vast array of amenities and facilities including a number of primary schools, two secondary schools, hospital, health and social services. A range of high street shops, small retailers, sport and leisure facilities are on offer in the vicinity. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students. The town is extremely well serviced and is situated on the A96, with good transport links to Inverness and Aberdeen and their respective airports.





Property

Beautiful, well presented family home with good accommodation spanning two floors, comfortable living room, modern kitchen & dining room on open plan and a Shower room completes downstairs, 3 bedrooms and bathroom on the first floor. Enjoys the benefits of gas central heating and double glazing. Included in the sale are all carpets and floor coverings, blinds, curtains and light fittings.

Entrance Hallway:

Bright and spacious, welcoming hallway which gives access to all downstairs rooms.

Staircase leading to the upper landing and large under stair storage cupboard.

Shower room: (1.91m x 1.72m)

Lovely bright shower room fitted with white WC and wash hand basin, corner shower cabinet Wall mounted mirror and heated towel rail.

Living Room: (4.37m x 3.13m)

An extremely spacious and bright room, with tasteful decor and large windows to the front providing excellent natural light and fitted with venetian blinds. Open plan with Dining Room/Kitchen

Kitchen/Dining Room: (6.72m x 2.30m)

Lovely, bright kitchen fitted with a good range of wall & base units in high gloss white with wood trim and work tops incorporating a stainless steel 1½ bowl sink and drainer. Integral ovens, microwave, gas hob and chimney style cooker hood, also dishwasher, fridge and washing machine. Spacious dining area which can easily accommodate table and chairs and has double door to the rear garden.

Upper Landing:

Carpeted staircase leads to the upper landing which in turn gives access to all bedrooms and family bathroom, also has shelved storage cupboard.

Main Bedroom: (3.26m x 2.88m)

Good sized double bedroom situated to the rear of the property, with mirror door double wardrobes and ample space to accommodate free standing furniture.

Bedroom 2: (3.04m x 2.99m)

Again, a good sized double room to the front, has mirror door double fitted wardrobe and space for free standing furniture.

Bathroom: (2.58m x 1.83m)

Fitted with a 3 piece white suite comprising of bath with overhead mains shower and glazed screen. Wood panel effect wall tiles, WC and sink in vanity unit. Wall mounted mirror and heated towel rail.

Bedroom 3: (2.88m x 2.18m)

Third double bedroom with window to the rear and with built-in wardrobe providing hanging and shelf space.

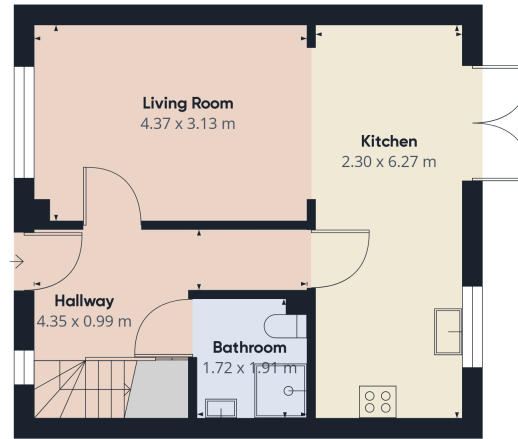
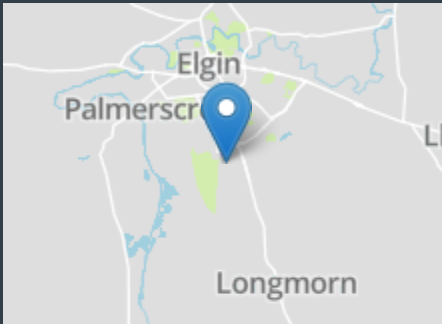


External

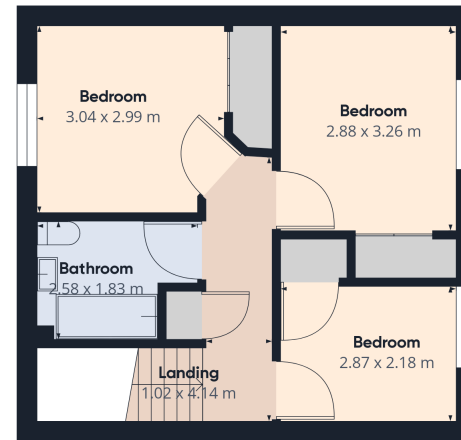
The garden to the front is enclosed and laid to lawn with path leading round the side to the rear garden, which again is laid to lawn and with a slabbed patio area and rotary clothes drier. Wooden gate gives access to a driveway with private parking for 2 cars.







Floor 0



Floor 1



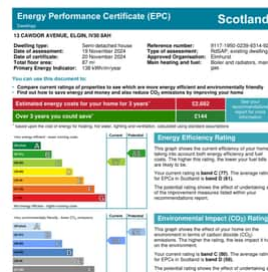
Approximate total area⁽¹⁾
77.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.