21 Moray Street

Elgin, IV30 1JS

Offers in Region of £180,000

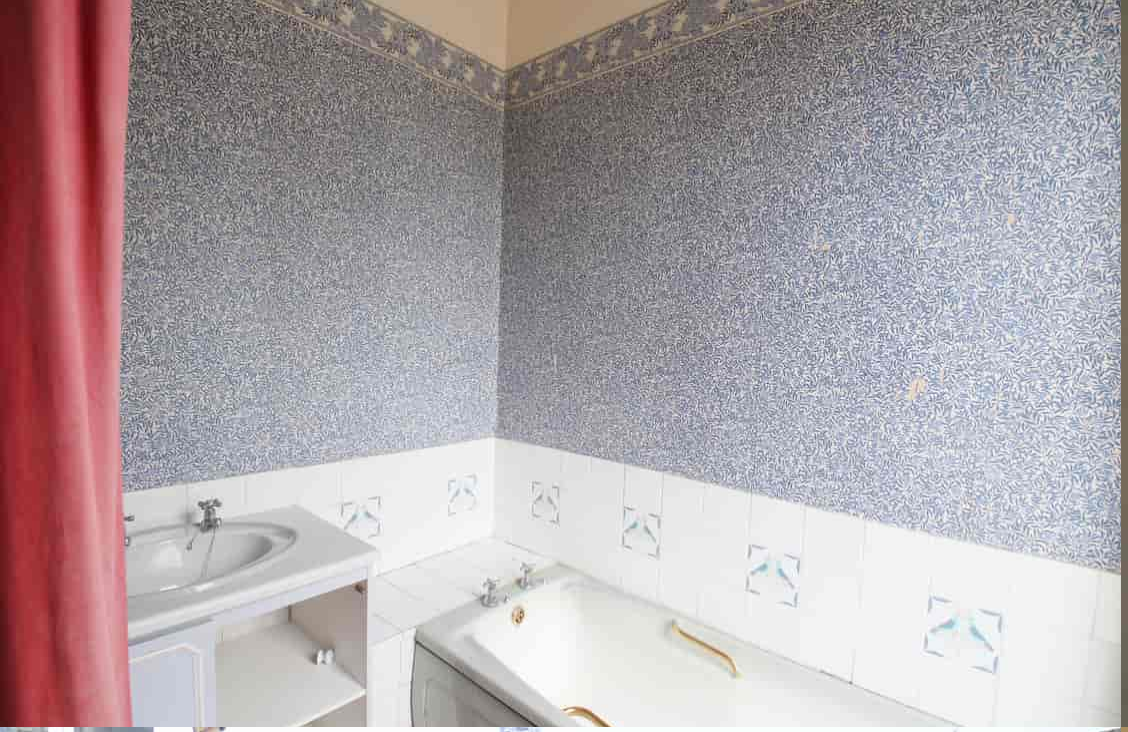
ccl PROPERTY

Moray Street

Elgin, IV30 1JS

CCL are delighted to offer for sale this three-bedroom mid terrace house located in the heart of Elgin city centre. With accommodation over 2 floors, the property offers an excellent variety of options from use as a spacious family home or BTL / Air B&B opportunities. The property comprises of a welcoming vestibule/hallway area, lounge, kitchen, 3 spacious double bedrooms, one with ensuite, and family bathroom. The property benefits from general on-street parking out the front of the property, and a shared courtyard at the rear of the property. Viewing is highly recommended to truly appreciate the accommodation on offer.

The property is located in a popular street in the heart of the town. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 21,000. 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.



The Property

Traditionally built 3 bedroom mid terrace town house with accommodation over 2 floors, with general on-street parking to the front. The Property enjoys the benefit of gas central heating and double glazing throughout. The property would be benefit from being modernised.

Vestibule: (1.2 m x 1.2m)

Access is gained via solid wood front door which leads into the vestibule area. Substantial and welcoming space decorated neutrally, leading to hallway.

Hallway: (4.2m x 1.21m)

From the vestibule leads into hallway. From the hallway the lounge and dining room can be accessed and as the hall turns further access is provided to the kitchen , a store cupboard and back entrance.

Lounge: (4.1m x 2.5m)

Spacious, Comfortable lounge with high ceilings and large window to the front which provides substantial natural light. Working fire.

Kitchen: (4.0m x 4.1m)

Spacious Dining Kitchen area with front aspect. Range of wall and base mounted units. Recessed original shelving.

Family Bathroom: (3.6m x 2.2m at widest)

Fitted with 3-piece white suit with tiling around the bath. Over bath shower. Linoleum floor

Bedroom 1: (4.1m x 3.5m)

Bright and spacious double bedroom situated on the first floor. Ample space for free standing furniture. Neutral décor, with 2 large windows to the front of the property providing substantial natural light.

Bedroom 2: (4.57m x 4.28m)

Large double bedroom situated on first floor. Again, large window to the front of property providing excellent natural light. Ample space for freestanding furniture. Feature fireplace. Access to ensuite bathroom.

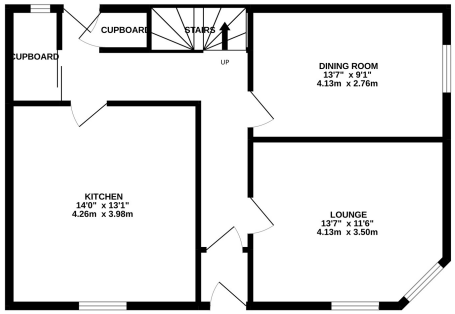
Bedroom 3: (4.1m x 2.5m)

Large double bedroom situated on first floor. Again, large window to the side of the property providing excellent natural light. Ample space for freestanding furniture.

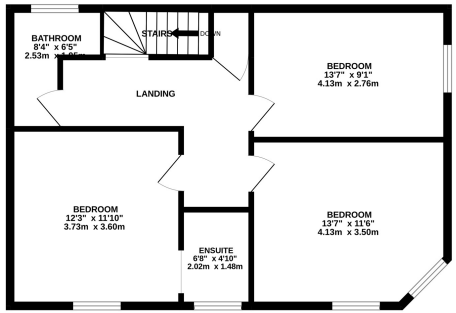
External

There is a shared courtyard at the rear of the property and a rear communal alley that provides access to Culbard Street.

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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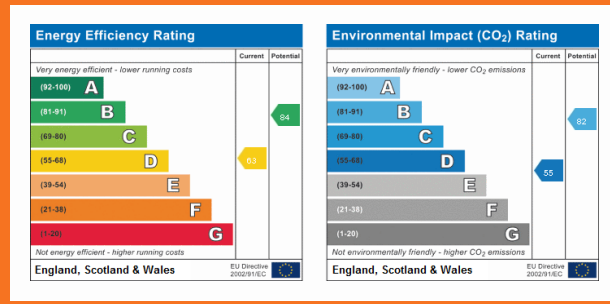

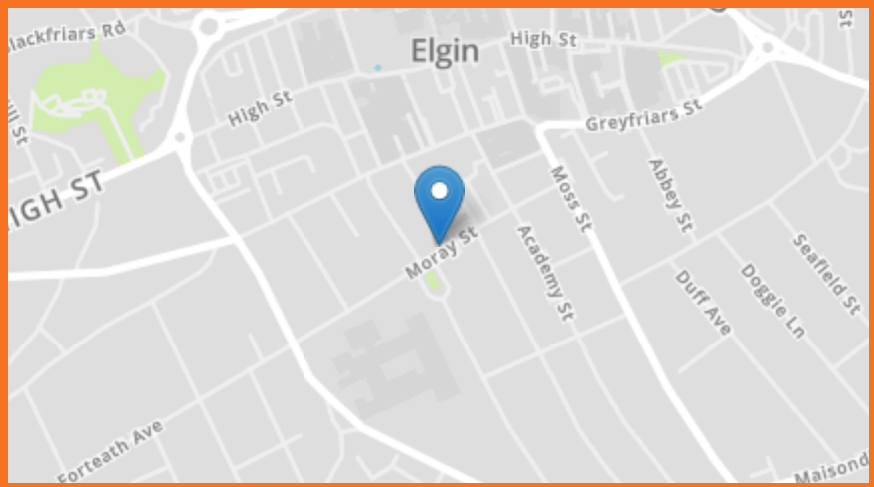

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