



89 Milnefield Avenue

Elgin, IV30 6EJ

Offers Over £180,000

ccl  
PROPERTY



# Milnefield Avenue

Elgin, IV30 6EJ

CCL are delighted to offer for sale this spacious 3 bedroom semi-detached bungalow in the popular area of New Elgin. The property comprises a spacious lounge, kitchen, dining room, 3 double bedrooms and family shower room. A driveway to the side of the property leads to a stone built detached garage. Garden area to front and rear of property with decking and 2 slabbed patio areas.

The property is located in a quiet residential street in the popular New Elgin area, close to many local amenities, including Primary and Secondary schooling. The town centre offers a wide range of conveniently placed amenities such as shops, cultural, sport, leisure facilities, cinema, health and medical services, excellent schools and a local college which forms part of the University of the Highlands and Islands. Elgin is situated approximately 36miles east of Inverness and 64 miles west of Aberdeen with good transport links via the A96 trunk route and mainline rail links to Inverness and Aberdeen and their respective airports.















### The Property

Three bedroom semi-detached bungalow in the popular area of New Elgin with spacious accommodation all on one floor. The property benefits from double glazing and gas central heating throughout, all carpets and floor coverings, blinds, curtains and light fittings are included in the sale. Early viewing is highly recommended to appreciate the spacious accommodation on offer.

Accommodation:

Entrance Vestibule (1.75m x 1.10m)

Entry is via a decorative glass panel door into the entrance vestibule which has a feature stonework wall. Low level meter cupboard and further door leading to the hallway.

Hallway (5.65m x 2.50m at widest point)

The L-shaped hallway has 2 shelved cupboards, one housing the central heating boiler. Access hatch to the loft which has ladder access and is fully insulated and partly floored.

Living Room (6.00m x 3.24m at widest point)

A bright and spacious living room with a large picture window to the front, has attractive glazed double doors leading into the hallway, an attractive fireplace with cream marble heart and inset with a cream surround and over mantle housing an electric fire.

Dining Room (3.61m x 2.42m)

Brightly lit room with laminate flooring and ample space for table and chairs and further dining room furniture. An archway leads into the kitchen.

Kitchen (3.57m x 2.66m)

Good sized kitchen fitted with a good range of wood wall and base units with contrasting green marble effect worktops incorporating a stainless-steel sink and drainer and matching panel splashback.

Integrated electric double oven and gas hob with extractor hood, space for fridge/freezer and washing machine. Laminate flooring, large picture window with vertical blinds. A partially glazed door leads to the rear garden.

Main Bedroom (3.98m x 3.21m)

Double bedroom situated to the rear of the property with window overlooking the garden. Two built-in cupboards with hanging and shelf space.

Bedroom 2 (3.09m x 2.78m)

Double bedroom with window to the side of the property. Built-in double wardrobe with mirrored doors.

Bedroom 3 (2.74m x 2.60m)

Again, a double bedroom situated to the side of the property.

Family Shower Room (2.55m x 1.56m)

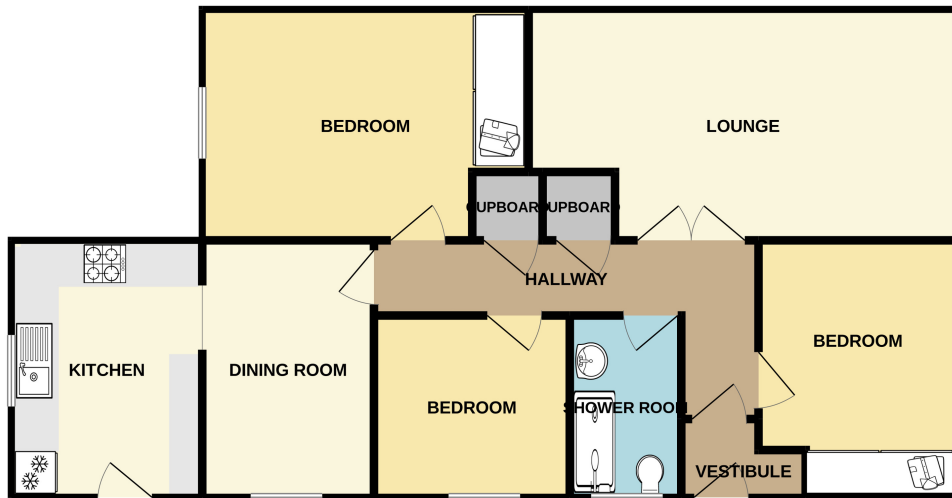
A spacious family shower room fitted with a two-piece white suite comprising WC and wash hand basin both built into a vanity unit. Double-size walk-in shower cubicle with mains shower and aqua panels, wall-heater and mirror.

### External

A lock-block driveway to the front of the property leads to a detached stone-built garage. The driveway has space for 3 to 4 cars and there is a useful outside tap. The small easily maintained garden to the front is laid with gravel chips with plant pots and various shrubs.

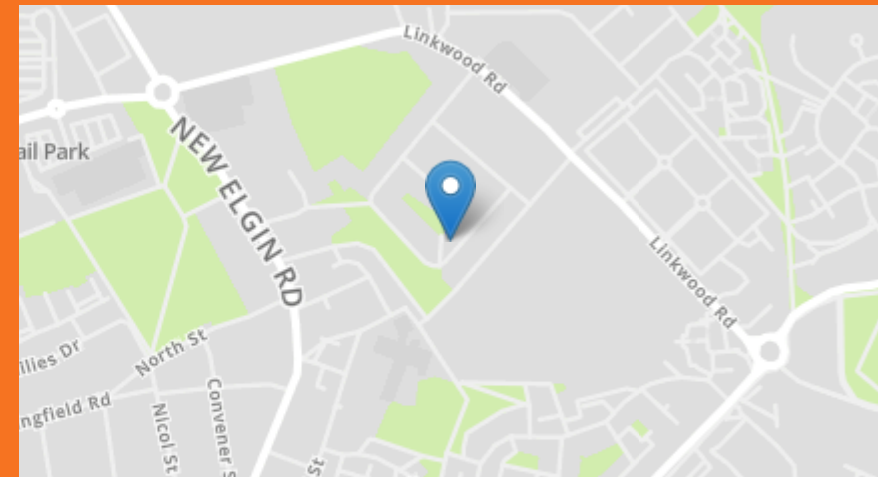
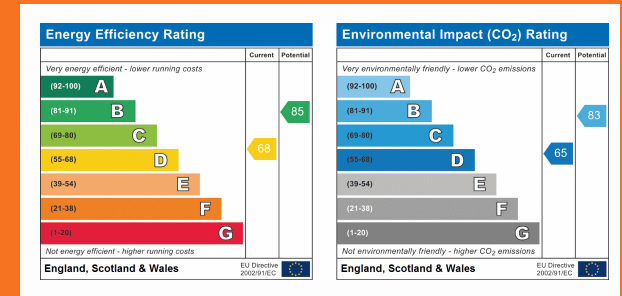
There is a good size enclosed garden to the rear with an area of decking situated in a sheltered corner. There are two slabbed patio areas as well as a decorative area laid in gravel chips with shrubs and pots. The rotary clothes dryer can be found here as well as a wooden garden shed, a bin storage area and an outside tap.

## GROUND FLOOR



89 MILNEFIELD AVENUE, ELGIN, IV30 6EJ

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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