

CCL



143 Morrison Road | Elgin | Moray | IV30 4NB

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143 Morrision Road, Elgin, Moray, IV30 4NB

- 4 Bedroom Detached Bungalow
- Spacious Living Room
- Dining Room
- Kitchen
- Main Bedroom with En-suite
- 3 Further Double Bedrooms
- Family Bathroom & W.C
- Garden grounds surrounding the property
- Large Driveway & Double Garage
- Gas Central Heating & Double Glazing

Summary

CCL are delighted to offer for sale this four bedroom detached bungalow in the much sought after popular area of Bishopmill. The property is in need of complete renovation throughout but offers spacious accommodation all on one floor, comprising of entrance vestibule, welcoming hallway, spacious living room, Dining Room, Kitchen, W.C, Main bedroom with en-suite, three further double bedrooms and Family Bathroom. Ladder access to an extremely large attic room with a door to a further large loft space. A large driveway and double garage to the side provides ample parking for several cars. Spacious garden to the rear with slabbed patio area, mostly laid in grass and with mature hedging and trees. This property would make an ideal family home and early viewing is highly recommend, to appreciate the spacious accommodation on offer.

In the popular Bishopmill area, to the North West of Elgin, the property is ideally located to offer a pleasant setting. Within easy access to Quarrel Wood and country walks. The thriving market town of Elgin is regarded as the commercial and administrative capital of Moray and is home to a vast array of amenities and facilities and is home to the Moray College UHI, two secondary schools and further benefits from a number of retail, sport and leisure facilities. From the Cairngorm Mountain range to the nearby sandy beaches the county of Moray offers some truly exceptional and varied scenery. The town and its surrounding area are steeped in history and benefit from a pleasing climate throughout the year. Elgin is extremely well served through various established transport links including its railway station and main bus terminus.





Property

Fantastic 4 bedroom detached bungalow which is in need of complete renovation but would provide a spacious family home when upgraded comprising hall way, living room, dining room, kitchen, W.C, Main bedroom with en-suite, family bathroom and three further double bedrooms. Ramsay ladder provides access to the two attic rooms. Gas central heating and Double glazing.

Accommodation:

Entrance Vestibule:

From a small covered porch area, access is via a wooden door into the vestibule, a further door provides access to the hall way.

Hall way:

Open welcoming hall way which provides access to most of the accommodation, continuing in an L-shape to the bedrooms, there is a mirror recess with small cupboard and a further full length cupboard.

Living room: (6.06m x 4.18m)

An extremely spacious and bright room with large picture windows to the front providing excellent natural light. There is a brick fire place with display recesses, further door gives access to the dining room.

Dining Room: (6.72m x 2.34m)

A good sized room with double aspect windows and a door leading to the kitchen.

Kitchen: (3.82m x 2.39m)

A long gallery style kitchen with overlooking the rear garden, fitted with a good range of base and wall units and space for all kitchen equipment. Further door leading to a small rear hall way.

Rear Hall way:

Can be accessed from the main hall way and provides access to the kitchen and the W.C. Also has door leading out to the garden.

W.C:

Fitted with a white W.C and wash hand basin.

Main Bedroom: (4.23m x 2.99m)

Large double bedroom with window to the front and fitted wardrobes along one wall providing hanging and shelf space.

En-suite Shower Room:

Fitted with shower cabinet, W.C and wash hand basin.

Bedroom 2: (2.99m x 2.94m)

Double bedroom with picture window to the side. Ample space for freestanding furniture.

Bathroom:

Fitted with a 3 piece suite comprising of W.C, wash hand basin and bath. Separate shower cubicle. Frosted window to the rear.

Bedroom 3: (4.06m x 2.99m)

Spacious, bright double bedroom with window to the rear with fitted wardrobes along one wall and ample space to accommodate freestanding furniture.

Bedroom 4: (3.59m x 2.80m)

A fourth good sized double bedroom again with window to the rear and fitted wardrobes along one wall and ample space for freestanding furniture.

Attic Room: (13.24m x 4.89m)

Ramsay ladder and loft hatch gives access into a very spacious attic room with window to the front, which could have a number of uses and currently has a snooker table in it. Door leading into:

Loft Room: (9.80m x 4.88m)

A further good sized room which is currently used as a storage loft, but could be converted into further accommodation.



External

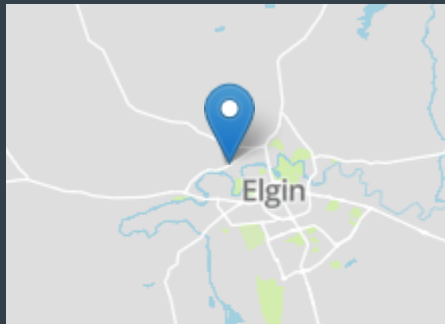
Garden to the front which is mainly laid to lawn with borders of shrubs and small trees, a path leads to the front door. A large driveway to the side provides private parking for several cars and leads to the double garage and a car port. A gate to the side of the garage leads to the rear.

The large rear garden is private and secluded surrounded by mature hedging and trees, mainly laid to lawn with a paved patio area with clothes drying.

Double Garage: With up and over doors, light and power installed.







Floor 0

Floor 1

Approximate total area⁽¹⁾
237.42 m²

Reduced headroom
26.61 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

Energy Performance Certificate (EPC) Scotland

143 MCCREISTON ROAD, ELGIN, FORV 9HB

| | | | |
|---------------------------------------|------------------------------|--------------------------|------------------------------|
| Building type: | Detached house | Reference number: | 1001-1001-4035-0114-6220 |
| Date of assessment: | 18 June 2024 | Type of assessment: | RESAP v10 (14-15-2020) |
| Date of completion: | 21 June 2024 | Assessment Organisation: | ESR/ESAP |
| Area (m ²): | 237 | Assessor: | David and Rebecca Mann |
| Area (sq ft): | 256 | Assessment Method: | Standard and enhanced, mains |
| Primary Energy (kWh/m ²): | 242 kWh/m ² /year | Assessment Method: | Standard and enhanced, mains |
| CO ₂ (kg/m ²): | 49 | Assessment Method: | Standard and enhanced, mains |

Energy Efficiency Rating

Over 3 years you could save* £3,837

Estimated energy costs for your home for 3 years £3,476

Environmental Impact (CO₂) Rating

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

CCL Property

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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.