



2 Nasmith Crescent | Elgin | Moray | IV30 4FG

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2 Nasmith Crescent, Elgin, Moray, IV30 4FG

- 3 Bedroom Semi-Detached House
- Living Room
- Kitchen/Diner on open plan
- Utility Room
- 3 Bedrooms - 1 En-Suite
- Family Bathroom and W.C
- Enclosed Rear Garden
- Resident Parking with Allocated Spaces
- Gas Central Heating & Double Glazing

Summary

CCL Property are delighted to offer for sale this desirable three-bedroom semi-detached property in the sought-after Bishopmill area of Elgin. The property has modern, contemporary décor to create a beautiful and comfortable family home, benefiting from GCH and DG throughout. Spanning two floors the property comprises of entrance hall, Living Room, Kitchen/Dining Room, Utility Room, W.C, 3 Bedrooms and family bathroom. Enclosed rear garden and residents parking at the rear.

The property is situated in the popular new Findrassie Development in the Bishopmill area, to the North West of Elgin, and is ideally located to offer a pleasant setting. 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





Property

This contemporary, modern and recently built three-bedroom semi-detached family home has spacious accommodation on two floors. The property contains features such as an enclosed garden, and resident parking. Gas central Heating and double glazing. All carpets and floor coverings, blinds and light fittings are to be included in the sale.

Accommodation:

Entrance Hall:

External door gives access into the hallway, staircase leads to the upper floor. There is an under stair cupboard with good storage space and further cupboard at the front door which houses the meter.

Living Room: (4.15m x 3.55m)

A comfortable room of a good size, with a window looking out to the front of the property. The room is carpeted in a neutral colour and the window is dressed with curtains and a blind.

Kitchen/Diner: (5.72m x 3.10m)

A superb modern kitchen fitted with a good range of wall and base units in grey with a contrasting darkwood effect work tops, incorporating a sink and drainer. Integral electric oven with a gas hob and a chimney hood and black ceramic splashback. A wall cupboard houses the central heating boiler and there is space for a dishwasher and fridge freezer. There is a good sized dining area with plenty of room for a large table and chairs, also a large dresser. An attractive glass door with surrounding windows ensures that the room is light and airy and leads into the enclosed back garden. An inner door leads into the Utility area.

Utility Area (1.72m x 1.16m)

This area is closed off from the rest of the kitchen and has a useful worktop and plumbing for a washing machine underneath. From here a door leads into the WC.

WC:

A 2-piece white suite consisting of WC and wash-hand basin with tile-effect flooring and decorated in neutral tones.

Upper Landing:

The upper landing provides access to all rooms upstairs. Has a storage cupboard and also the access hatch to the storage loft.

Bedroom 1: (3.46m x 3.16m)

A double bedroom to the front of the property. The space benefits from a recess for wardrobes and free standing furniture. A door leads into the en-suite shower room. There is a dual control thermostat which allows the heating to come on in the bedroom only.

En-suite Shower Room: (2.30m x 1.53m)

Consists of White wc and wash-hand basin; mirrored medicine cabinet; shaver point; heated towel rail and double size walk-in shower, fully lined in grey texture tiles.

Bedroom 2: (3.20m x 3.20m)

The second bedroom is another double bedroom but to the rear of the property. Plenty of space for free standing furniture and a study area.

Bedroom 3: (3.10m x 2.50m)

The third bedroom again to the rear has ample space for a double bed and free-standing furniture.

Bathroom: (2.21m x 1.90m)

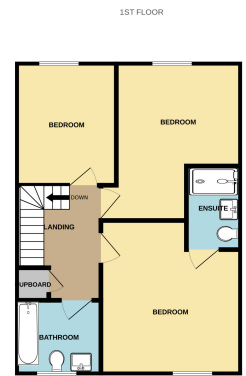
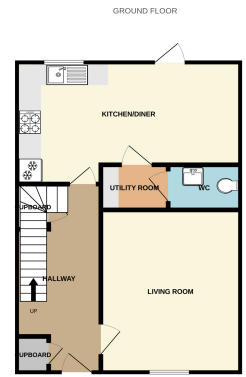
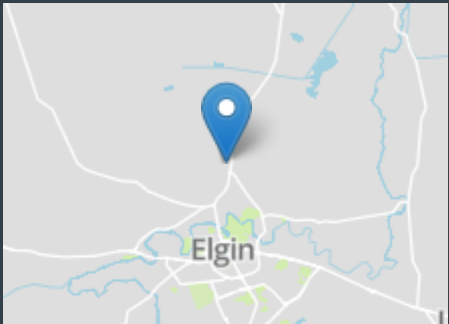
Fitted with a 3 piece white suite consisting of WC, wash-hand basin and bath with over bath mains shower with glazed screen door. Grey textured tiles and a wall mounted medicine cabinet, shaver point and heated towel rail.

External

Garden area to the front has a areas of grass with a path to the front door which then leads round the side of the property to the rear garden. The rear garden is fully enclosed and laid to lawn with a path to a rear access gate and a slabbed patio area. There is also a small garden shed. Two dedicated car parking spaces can be found to the rear in the resident parking area.

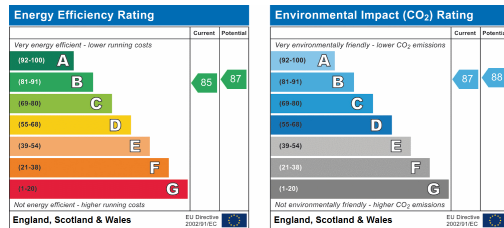






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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

www.cclproperty.com



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