2 Greenfield Court

Elgin, IV30 5AB

Fixed Price £280,000

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CCL Property are delighted to offer this desirable four bedroom detached family home with integral garage in the sought after Hamilton Gardens area of Elgin. The property which was the show home, has modern, contemporary décor and benefits from GCH and DG throughout. Spanning two floors the property comprises of entrance hall, Living Room, Kitchen/Dining room on open plan, cloakroom, Main bedroom with en-suite, 3 further bedrooms and family bathroom. Well maintained enclosed rear garden and garden with driveway to the front.

In the popular Bishopmill area, to the North West of Elgin, the property is ideally located to offer a pleasant setting. The area benefits from views over Elgin and the surrounding countryside, with 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 areas 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. Both Inverness and Aberdeen offer a large range of services and both benefit from airports.

Fender
Marshall

The Property

Beautiful, modern four bedroom detached family home has spacious accommodation on two floors. With enclosed garden, integral garage and private parking. Gas central Heating and double glazing. All quality carpets and floor coverings, curtains, blinds and quality light fittings, as well as all integral 'Smeg' white goods are to be included in the sale.

Accommodation:

Entrance Hall: (5.83m at longest x 3.79m at widest)

External door provides access to the spacious welcoming hallway in clean fresh décor and laid in 'Amtico' flooring. Carpeted staircase leads to the upper floor.

Living Room: (5.26m x 3.86m)

A comfortable and cosy room decorated in contemporary light, cool tones, with large picture window overlooking the front garden.

Cloak room:

Fitted with a white two piece suite comprising, WC and wash hand basin. Fitted with the same 'Amtico' flooring.

Kitchen/Dining Room: (8.26m x 2.60m)

A modern kitchen fitted with a good range of wall and base units in gray with matching grey wood effect work tops, incorporating a stainless steel sink and drainer. Integral double oven, gas hob and stainless steel chimney style cooker hood and splash back, also integral dish washer, fridge and freezer. Spacious, comfortable dining area which can easily accommodate dining table and chairs, with window over looking the rear garden.

Upper Landing:

Carpeted staircase leads to the upper landing which provides access to all bedrooms and family bathroom.

Main Bedroom: (5.28m x 4.78m)

A beautiful, tranquil space with large picture windows to the front. Large built-in double wardrobe giving ample hanging and shelf space. Ample space for further free standing furniture and door to the en-suite.

En-Suite Shower room:

Fitted with white WC and wash hand basin in a vanity unit, shower cabinet, with mains shower installed, fully tiled and glazed screen doors. Wall mounted mirror.

Bedroom 2: (3.12m at widest x 2.59m)

Second double bedroom, situated to the rear and with built-in double wardrobe with mirror doors providing hanging and shelf space.

Bedroom 3: (3.39m x 3.16m)

Again, a double bedroom to the rear with space for free standing furniture. Currently used a music room.

Bathroom: (3.15m x 2.00m)

Spacious bright bathroom situated to the rear, fitted with a 3 piece white suite and white tile splash back. Separate shower cabinet with mains shower glazed screen doors and white tiling.

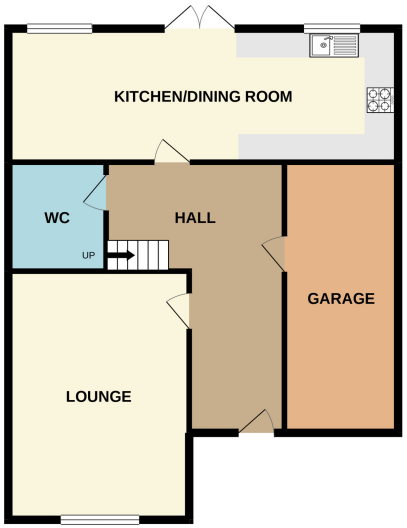
Bedroom 4: (3.80m x 3.43m at widest)

A fourth double bedroom this time to the front, with built-in double wardrobe and space for free standing furniture.

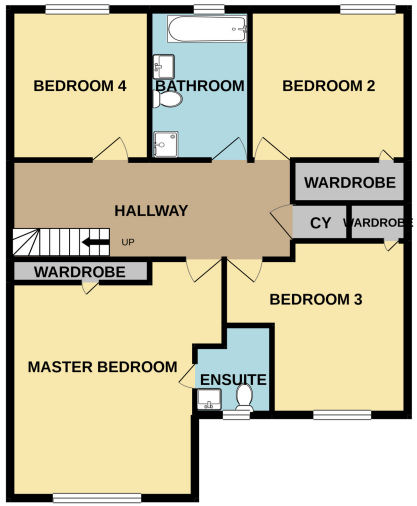
External

Large lock block driveway to the front with private parking for two cars and leads to the garage and front door with an area of lawn to the side. Path leads round the side of the house to the rear garden which is enclosed with a high wooden fence and mainly laid to lawn with a raised patio area.

GROUND FLOOR



1ST FLOOR



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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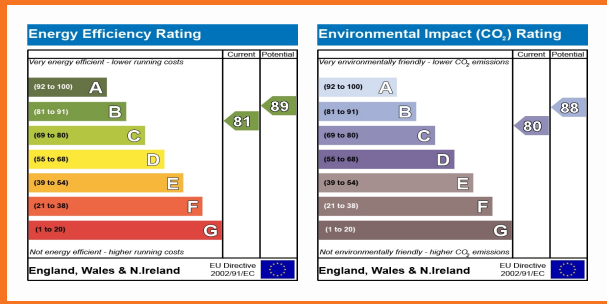

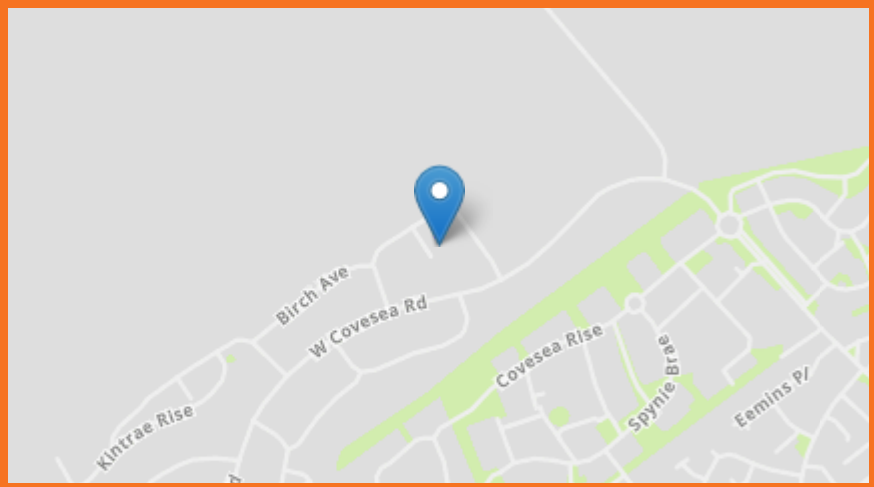

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