



32 Chanonry Road

Elgin, IV30 1XH

Fixed Price £112,000

ccl
PROPERTY



Chanonry Road

Elgin, IV30 1XH

CCL are delighted to offer for sale this traditional one bedroom terraced bungalow which has recently been reduced to £8000 under the Home Report value. It is situated in a quiet street in a popular residential area of Elgin. The property offers spacious accommodation all on one floor, with enclosed garden to the rear, small garden to the front, as well as ample on street parking. Ideal purchase for the first time buyer, a retired couple or as a buy to let opportunity.

The property is located in a quiet residential street in a popular area of Elgin, 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 local college which forms part of the University of the Highlands and Islands. Elgin is situated approx. 36miles east of Inverness and 64miles 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

One-bedroom terraced bungalow offers spacious accommodation all on one floor, has been recently decorated in light neutral tones, with grey flooring throughout. Also, enjoys the benefits of gas central heating and double glazing. This property would be an ideal first-time purchase or for someone looking to downsize and viewing is highly recommended.

Accommodation:

Entrance Vestibule:

Access is gained via a double glazed exterior door, further doors provide access to the hallway and the Living Room.

Living Room: (4.66m x 3.91m)

A bright, spacious living room with window to the front over-looking the garden, open doorway area leads to the kitchen.

Kitchen: (3.91m x 2.20m)

A bright kitchen fitted with white base units and contrasting black granite effect work tops incorporating a stainless steel sink and drainer and dark wood splash back. Integral oven and gas hob. Space for fridge/freezer and plumbing for automatic washing machine. Window to the rear and door leading to the pantry area.

Hallway:

Which is entered from the vestibule provides access to the

bathroom and bedroom, has a large walk-in storage cupboard which houses the fuse box, electric meter and the central heating boiler.

Bathroom: (2.56m x 1.57m)

Fitted with a three piece white suite and over bath mains shower with dark grey tiled splashback, wall mounted medicine cabinet, heated towel rail and xpelair fan.

Bedroom: (3.44m x 2.80m)

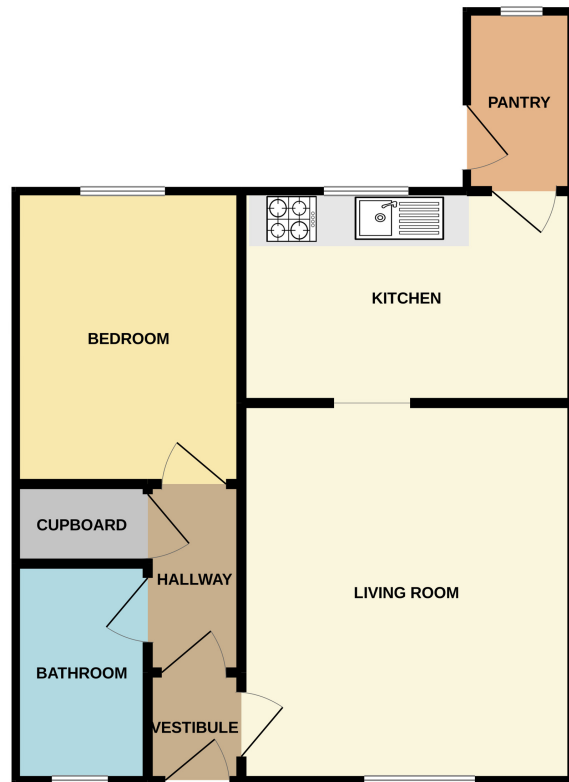
Light and airy good sized double bedroom with window over-looking the rear garden, freshly decorated and has ample space for free standing furniture.

External

To the front there is a garden enclosed by wooden fencing, with a path leading to the front door and areas either side laid in gravel chips with shrubs. The garden to the rear of the property has a slabbed area, further area laid in gravel chips and a large wooden shed. Fully enclosed with a wooden gate to the side for access with bins through the neighbour's garden.

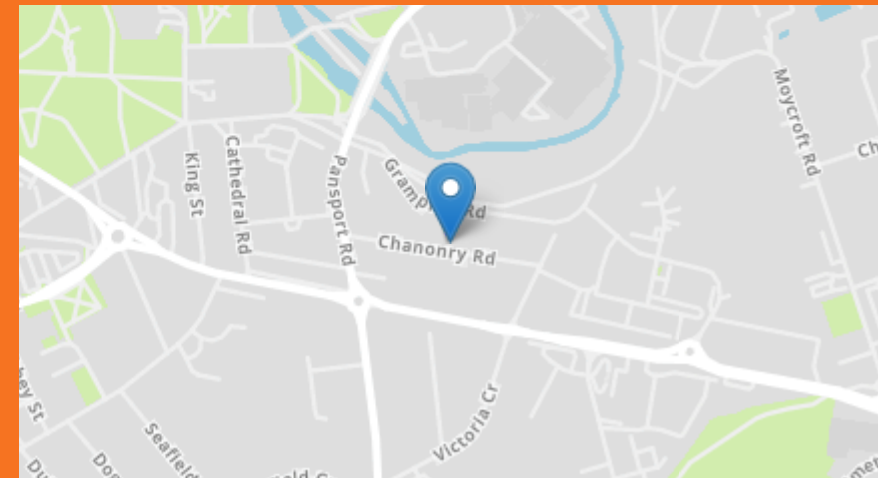
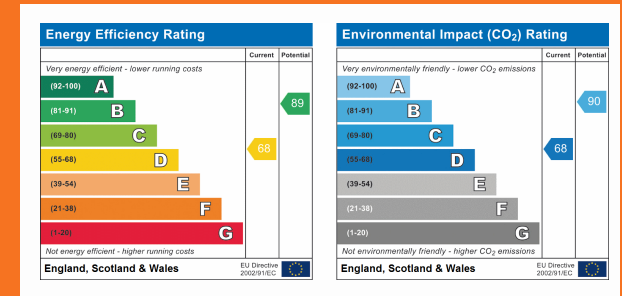


GROUND FLOOR



32 CHANONRY ROAD, ELGIN, IV30 1XH

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.
Made with Metroplex 6/2022



62 High Street, Elgin

Moray

IV30 1BU

0134 361 0520

info@cclproperty.com