3 Willow Place

Elgin, IV30 4BQ

Offers Over £120,000

ccl PROPERTY

Willow Place

Elgin, IV30 4BQ

CCL are delighted to offer for sale this spacious three bedroom terraced house in a popular residential area of Elgin. The property offers ideal family accommodation on two floors, with good sized lounge, kitchen, three bedrooms and family bathroom. Enclosed garden to rear. Ideal purchase for the first time buyer, a young family 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

The three bedroom terraced house has spacious family accommodation on two floors with an enclosed garden to the rear. All carpets and floor coverings, blinds and light fittings are to be included in the sale.

Accommodation:

Hallway:

Entry to the welcoming hallway is gained via a upvc front door, Decorated in neutral tones with cream carpet, there is a large understairs storage cupboard housing the fuse box and providing excellent storage space and hanging for coats. A further cupboard provides additional storage. A cream carpeted staircase leads to the upper floor.

Lounge: (4.48m x 3.87m)

A comfortable room, with large picture window fitted with vertical blinds over looking the rear garden and providing excellent natural light. Gas fireplace. Door to porch.

Porch (1.11m x 1.87m)

Accessed via the lounge, the porch provides access to the rear garden. Picture window to the rear.

Kitchen: (1.98m x 4.39m)

Fitted with a range of wall and base units with cream worktop incorporating a stainless steel sink and drainer. Slot in cooker, plumbing and space for washing machine. Ample space to accommodate dining table and chairs. Shelved pantry cupboard and further walk-in shelved cupboard. Picture window to the front fitted with vertical blinds.

Upper Landing:

Carpeted staircase leads to the upper landing which gives access to all further accommodation, Access hatch to loft space.

Bedroom 1: (2.47m x 4.69m)

A good sized double bedroom with picture window to the rear. Built in wardrobe with hanging and shelf space as well as ample space for free standing furniture within the room.

Bedroom 2: (2.47m x 3.76m)

Second double bedroom with window to the front. Built in wardrobe provides excellent hanging and shelf space.

Bedroom 3: (3.76m at longest x 1.90m)

Third bedroom with window to the rear. Single room with built in wardrobe.

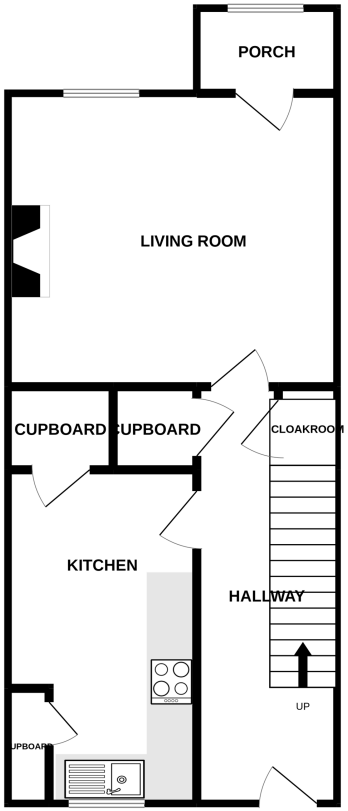
Bathroom: (2.74m x 1.90m)

Fitted with a 3-piece white suite comprising of WC, wash hand basin and bath with over bath shower and shower screen. White ceramic tiles with mosaic border. Frosted window to the rear.

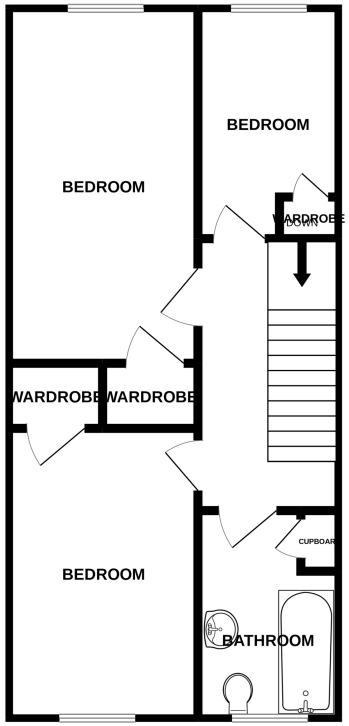
External

To the front of the property, a shared path leads to the front door with a private area to the side mostly laid to lawn. To the rear of the property there is an easy maintenance garden mostly laid to lawn with border for shrubs and rotary airer. The garden is fully enclosed by a hedge and wrought iron gate.

GROUND FLOOR



1ST FLOOR



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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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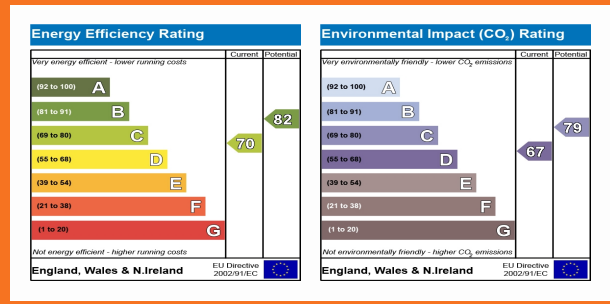

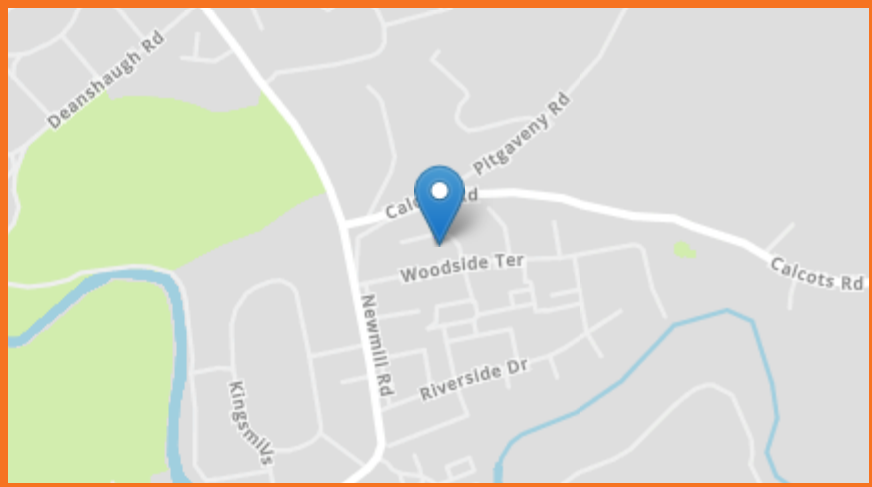

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