



16 Greenfield Circle

Elgin, IV30 5NF

Offers Over £260,000

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CCL Property are delighted to offer this desirable three bedroom detached house in the popular area of Bishopmill in Elgin. The property has tasteful, modern, contemporary décor to create a delightful family home, benefiting from GCH and DG throughout. Spanning two floors the property comprises of entrance hall, Living Room, Kitchen Diner, WC, main bedroom with en-suite shower room, 2 further bedrooms and a family bathroom. Well maintained enclosed rear garden and with driveway to the front providing private parking for 2 vehicles.

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 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. Both Inverness and Aberdeen offer a large range of services and both benefit from airports.









The Property

Beautiful, modern three bedroom detached family home has spacious accommodation on two floors. With enclosed garden and private parking on Driveway. Gas central Heating and double glazing. All carpets and floor coverings, blinds and light fittings are included in the sale.

Accommodation:

Entrance Hall:

External door provides access to the welcoming hallway, has carpeted staircase leading to the upper floor.

Cloak room:

Fitted with a white two piece suite comprising, WC and wash hand basin. Also has plumbing for the washing machine and tumble dryer.

Living Room: (5.56m x 3.57m)

A comfortable, modern room decorated in contemporary light, cool tones, with large picture window overlooking the front garden. Double doors with glazed panels to the hall. Open plan to the dining area.

Kitchen Diner: (6.68m x 3.91m)

A superb light modern room, the kitchen side is fitted with a good range of wall and base units with matching work tops, incorporating stainless steel sink and drainer, a gas hob with steel splash back and overhead chimney style extractor hood. Integral oven, fridge and freezer. Space and plumbing for dish washer. Under stair storage cupboard. Large comfortable dining area with double doors to the garden and ample space for dining table and chairs.

Upper Landing:

Carpeted staircase leads to the spacious upper landing which provides access to all rooms. Access hatch to the storage loft.

Main Bedroom: (4.00m x 3.34m)

A beautiful, tranquil space with window to the rear. Double wardrobe providing ample hanging and shelf space. Door to the En-suite.

En-Suite Shower room:

Fitted with white WC, wash hand basin and double size shower cabinet, with mains shower installed, and glazed screen doors.

Bedroom 2: (3.64m x 3.11m)

A second double bedroom, this time situated to the front and again with fitted double wardrobe and ample space for free standing furniture.

Bedroom 3: (3.47m x 2.40m)

Third bedroom to the front with ample space for free standing furniture.

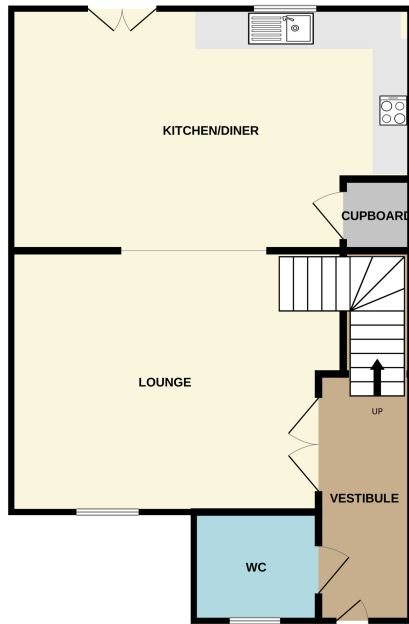
Bathroom: (2.85m x 2.05m)

Fitted with a 3 piece white suite, comprising WC, wash hand basin and bath with over bath shower and glazed screen door and fitted with white aqua panels. Window to the rear.

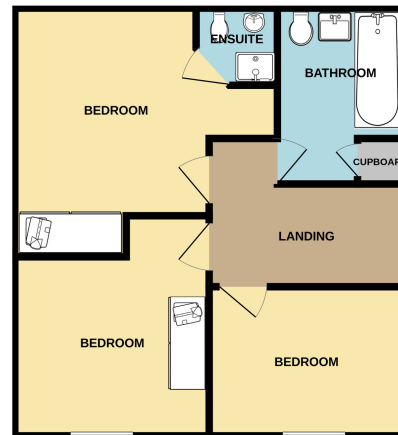
External

External Lock block driveway to the front with private parking for 2 vehicles. Path leading to the front door continues round the side and rear of the property. The rear garden is fully enclosed with a high wooden fence, mainly laid to lawn with a concrete slabbed patio area and decking with seating.

GROUND FLOOR



1ST FLOOR

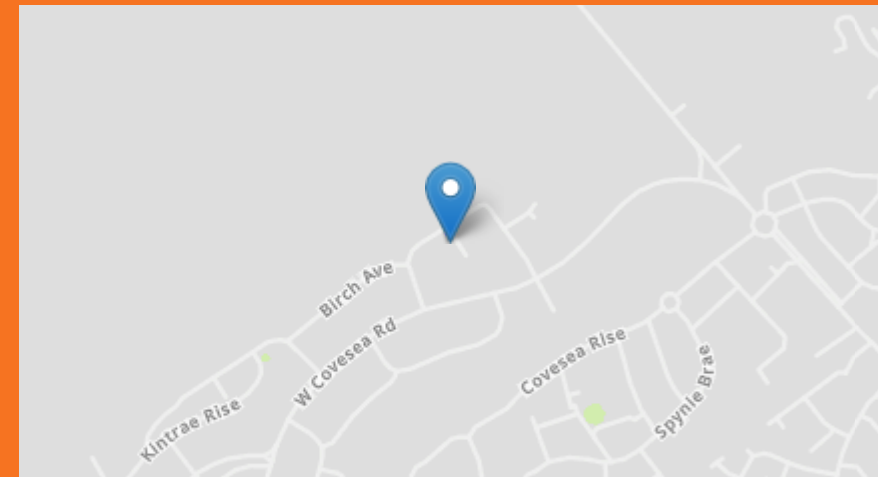
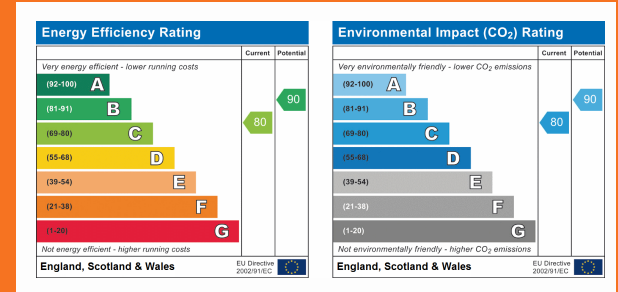


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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