



31a North Street

Bishopmill, Elgin, IV30 4EE

Offers Over £90,000

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PROPERTY



# North Street

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CCL are delighted to offer for sale this upper flat with garden and garage to the rear, the spacious accommodation had Living Room, Kitchen, 3 Bedrooms and Bathroom. The property boasts a prime situation within the Bishopmill area of Elgin opposite to some local shops however is also only a short walk from the city centre.

The property is located in the popular Bishopmill area of Elgin, close to many local amenities, including Primary and secondary schooling and directly opposite a convenience store and pharmacy. The town centre offers a wide range of conveniently placed amenities such as shops, sport and leisure facilities, health services and local college which forms part of the University of the Highlands and Islands. Elgin is situated approx. 36 miles east of Inverness and 64 miles west of Aberdeen with good transport links via the A96 and mainline rail links to Inverness and Aberdeen and their respective airports.





### The Property

Three-bedroom upper flat offers spacious accommodation and enjoys the benefits of gas central heating and double glazing throughout. As well as the residential accommodation the property can also be sold with the launderette situated on the ground floor.

Accommodation:

Hallway:

Entry is gained via a door from the street, where stairs lead up to the main hallway, there are storage cupboards and access to all rooms.

Living Room: 5.37m x 3.70m

Accessed via the Hallway, the Living room provides ample living space, has large front facing double-glazed window providing excellent natural light. Wall mounted gas fire. Storage cupboard with double sliding doors.

Kitchen: 3.20m x 2.40m

Well-proportioned kitchen fitted with a base unit housing the stainless steel sink and double drainer. Slot in electric cooker, space for fridge/freezer and plumbing for automatic washing machine. Sky light window and triple door cupboard with shelving at one side.



Bathroom: 2.87m x 2.23m

The bathroom is fitted with a 3-piece white suite comprising; WC, wash hand basin with taps, bath with taps and mains shower installed over the bath. White tiling around the bath and shower area and wall mounted mirror above the wash hand basin.

Bedroom 1: 2.58m x 2.94m

Double Bedroom situated to the front with ample space for free standing furniture.

Bedroom 2: 4.30m x 2.87m

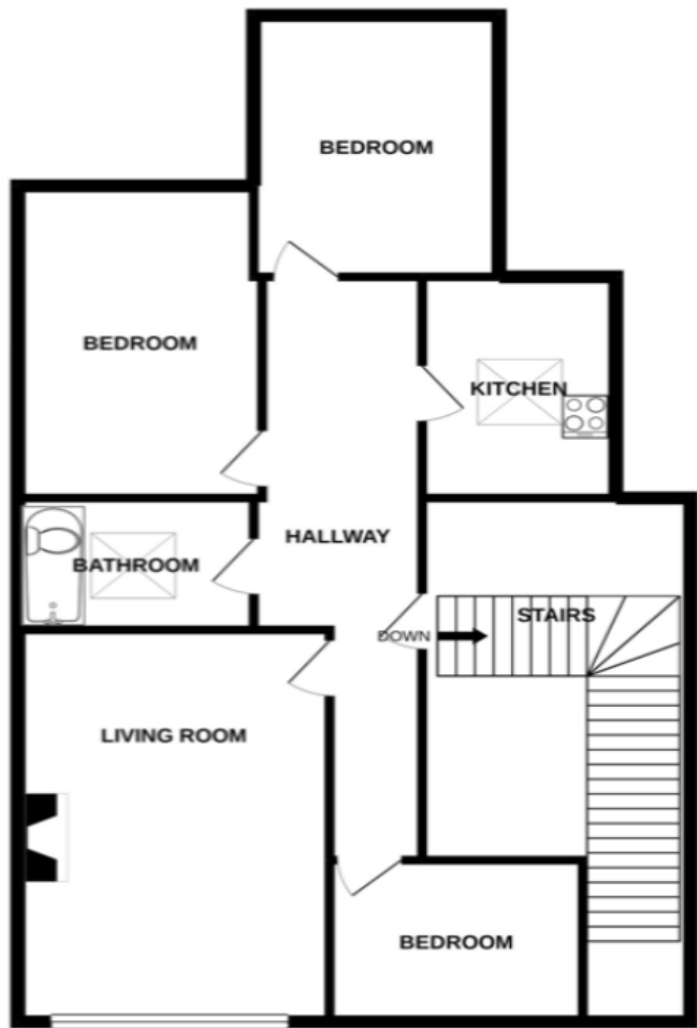
Spacious Double Bedroom with built in wardrobe with wooden sliding doors providing hanging and shelf space. Window to the rear.

Bedroom 3: 3.60m x 2.80m

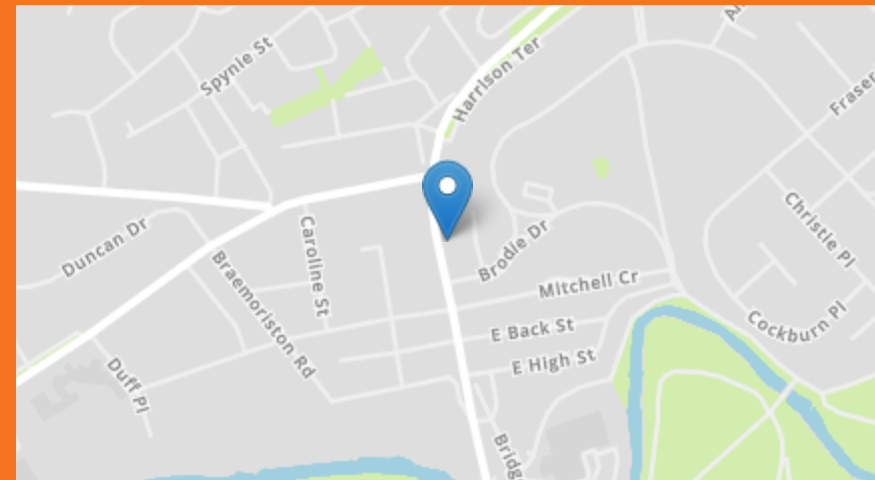
Another Double Bedroom with a rear facing window. Ample space for free standing furniture.

### External

The rear garden is laid to lawn with a low stone wall, behind that is a single garage, which is accessed from the rear parking area which is accessed via Brodie Place.



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62 High Street, Elgin

Moray

IV30 1BU

0134 361 0520

info@cclproperty.com