13 Anderson Crescent

Elgin, IV30 4HJ

Offers Over £118,000

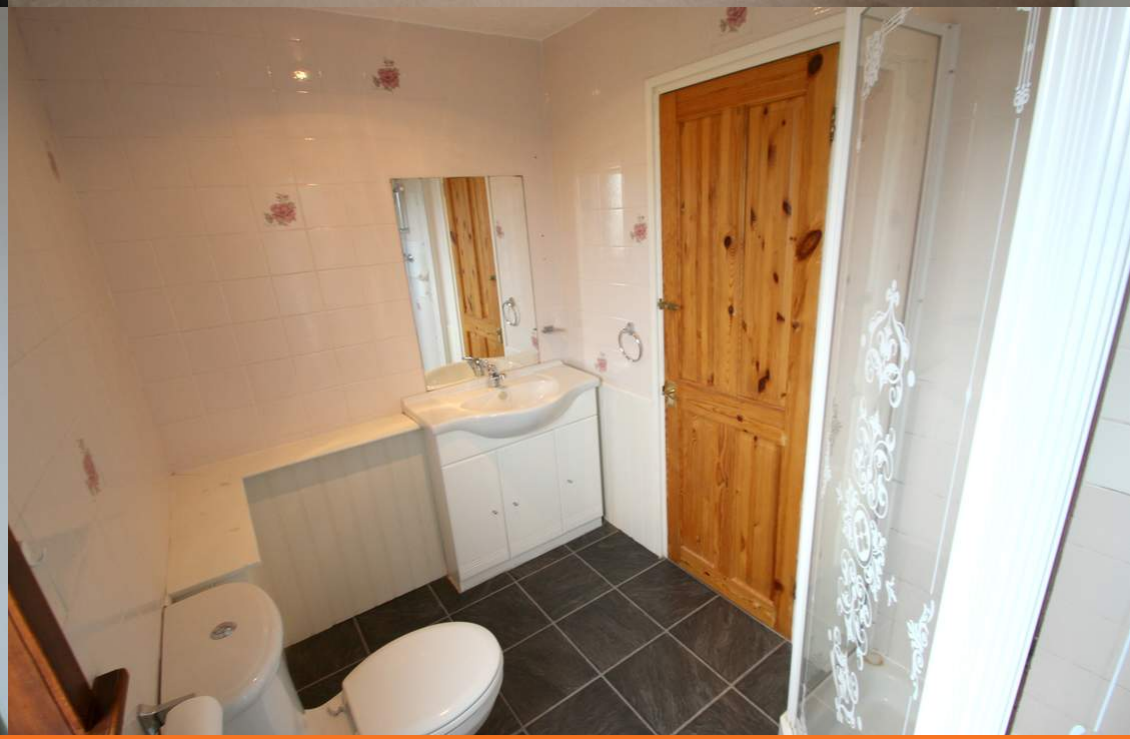
ccl PROPERTY

Anderson Crescent

Elgin, IV30 4HJ

CCL are delighted to offer for sale this two bedroom semi-detached house in the popular Bishopmill area of Elgin. The property offers good family accommodation on two floors, with light, neutral décor, and a large garden to the rear and driveway providing off street parking. An ideal purchase for the first time buyer, a young family or as a buy to let opportunity. Viewing is highly recommended to appreciate the quality of the accommodation of offer.

The property is located in a quiet residential street in the popular Bishopmill area, 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

Superb two bedroom house with accommodation spanning two floors, the well proportioned interior has light, neutral décor throughout, with hallway, Lounge with Sun Room/Dining Room on semi open plan, Kitchen, 2 double bedrooms and Shower Room. Large garden to the rear and driveway to the front providing off street parking. All carpets and floor coverings, curtains and light fittings are to be included in the sale.

Accommodation:

Hallway:

A light welcoming hallway with staircase to the upper floor. Under stair storage cupboard and access to down stair accommodation.

Lounge: (5.67m x 3.32m)

A comfortable, light and airy room decorated in neutral tones, with large picture window to the front, providing excellent natural light. Built-in brick effect fire place with display shelving, 4 matching wall lights. Archway leading to Sun Room/ Dining Room.

Sun Room: (2.91m x 2.54m)

Situated with window to the rear and double sliding doors to the covered patio area. A light room, ideal for dining or as a play area for children.

Kitchen: (3.41m x 2.55m)

Fitted with a good range of base and wall units in cream with wood trim and coordinating work tops, incorporating a stainless steel sink and drainer with neutral coloured tile splash back. Slot in electric cooker, space for fridge, freezer and washing machine. Window to the rear and door to the garden.

Upper Landing:

Carpeted staircase leads to the upper landing, which in turn provides access to both bedrooms and bathroom. Access hatch to the storage loft space.

Shower Room: (2.59m x 1.70m)

Fitted with a white W.C. and wash hand basin which is in a vanity unit with storage and vanity shelf. Corner shower cabinet, with glazed screen door. Shower is wood lined to dado height fully tiled above. Window to the rear.

Bedroom 1: (4.55m x 2.82m)

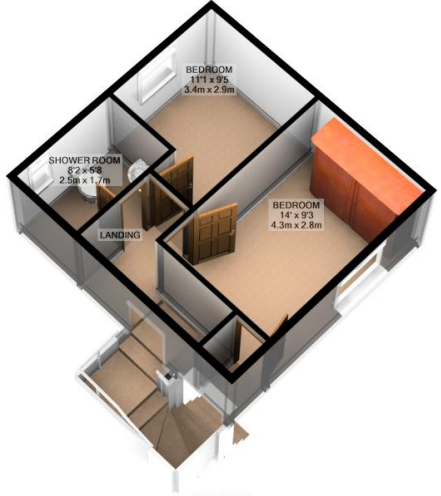
Spacious double bedroom with picture window to the front. Along the full length of one wall are fitted wardrobes with five mirror doors providing an excellent range of storage. Further half size storage cupboard housing the central heating boiler and ample space for free standing furniture.

Bedroom 2: (3.46m at widest x 2.81m)

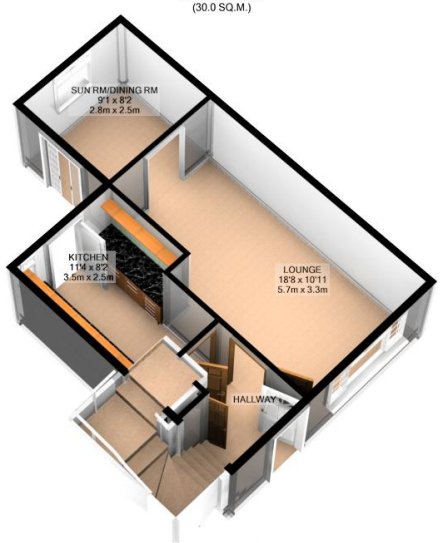
Second double bedroom, this time with window to the rear, again has ample space for free standing furniture.

External

Driveway to the front providing off street private parking, path to the front door, with raised garden area laid in gravel chips. Enclosed garden to the rear is laid out in cement slabs and gravel chips, covered patio area at the back door, wooden garden shed and drying area.



1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)

13 ANDERSON CRESCENT, ELGIN, IV30 4HJ
TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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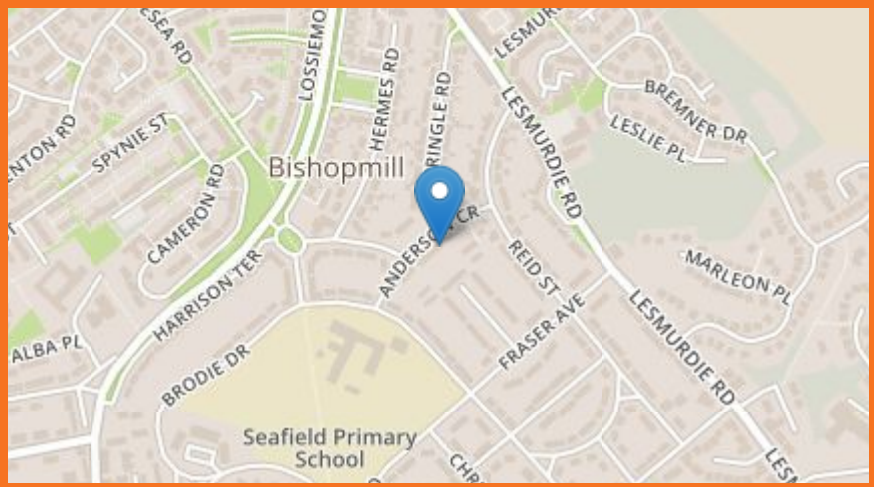

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