

CCL



42 Hamilton Drive | Elgin | Moray | IV30 4NL

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# 42 Hamilton Drive, Elgin, Moray, IV30 4NL

- Stunning 4/5 Bedroom Detached House
- Kitchen/Dining Room
- Dining Room/Further Bedroom
- Two delightful public rooms and Study
- Main Bedroom with en-suite bathroom and dressing room
- Extensive gardens approximately 1 acre with panoramic views
- Large driveway, double garage with apartment
- Summer House

## Summary

CCL are delighted to offer for sale this exceptional four bedroom detached family home in the much sought after popular area of Bishopmill. The property offers spacious accommodation spanning two floors and offers various options for multi-generational living.

## Situation

Situated on picturesque Hamilton Drive in Elgin, this property offers an ideal mix of comfort and convenience in Moray's core. Elgin, the commercial and administrative center of Moray, features amenities like Moray College UHI and notable secondary schools, Elgin Academy and Elgin High School. Nearby, Gordonstoun School provides prestigious education with a focus on character and outdoor activities. Outdoor enthusiasts can enjoy skiing and snowboarding in the Cairngorm Mountains or coastal adventures on sandy beaches. Golfers have access to numerous courses, both parkland and links, set in stunning landscapes. The River Findhorn offers thrilling white-water rafting and kayaking. Elgin's strategic location ensures excellent transport links, with a railway station and bus terminus providing access to Aberdeen and Inverness. This Hamilton Drive property is a gateway to a vibrant lifestyle amid Moray's natural beauty and cultural heritage.





## Property

Discover this fantastic 4-bedroom detached family home, perfectly nestled within expansive garden grounds that offer a serene and private setting. This property is a true gem, featuring a double garage with a one-bedroom apartment above, ideal for multi-generational living or guest accommodation. The main house offers flexibility for various configurations suiting a variety of lifestyle needs. Equipped with gas central heating and double glazing, this home ensures comfort and energy efficiency throughout the year. The sale includes all carpets, floor coverings, curtains, and light fittings, making it ready for you to move in and enjoy.

**Entrance:** From the covered veranda which enjoys the panoramic views before stepping into the welcoming entrance vestibule through a glazed panel wooden exterior door. The original tiling adds a touch of classic charm, leading to a further glazed door that opens into the hallway.

**Hallway:** The open and inviting hallway extends the length of the property, providing seamless access to the majority of the accommodation.

**Living Room:** This spacious and bright living room is a haven of comfort, featuring large wrap around picture windows at the front and a bay window at the side that flood the room with natural light. A beautiful brick fireplace adds warmth and character.

**Bedroom 1:** A spacious double bedroom with a side window and a feature brick fireplace, offering ample space for freestanding furniture.

**Bedroom 2:** A bright double bedroom with a front-facing window, storage cupboard, and plenty of room for freestanding furniture.

**Bedroom 3:** Another generously sized double bedroom with dual aspect windows, a feature brick fireplace, and ample space for freestanding furniture.

**Bedroom 4:** Large double room on the upper floor with both a dressing room and luxury ensuite bathroom with separate shower, dual aspect windows and velux windows throughout, providing stunning views over Elgin. This room boasts extensive fitted storage and a walk-in wardrobe, leading to a luxurious en-suite bathroom with a 3-piece white suite and separate shower cabinet.

**Kitchen:** The kitchen is fitted with elegant wood base units and solid wood worktops, incorporating a newly installed Belfast sink. It features a tiled recess area with an 'Aga' and space for an under-unit fridge, freezer, and dishwasher. A walk-in shelved pantry and a door lead to the rear dining area.

**Dining Room/Bedroom:** This versatile room, with windows overlooking the front garden, features a corner cupboard and an original tiled fireplace. It can serve as a dining room or an additional bedroom.

**Utility Room:** A compact utility room with plumbing and space for a washing machine and tumble dryer, complete with an overhead pulley for clothes drying.

**Bathroom:** The bathroom retains its original charm with a 3-piece suite comprising a WC, wash hand basin, and a bath with an overhead shower and shower curtain.

**Dining Room/Kitchen:** Currently used as a dining room, this space features a side window and a door leading to the garden. It is equipped with electrics and plumbing, allowing for an easy conversion into a second kitchen.

**Garden Room:** This stunning, light-filled room boasts herringbone solid wood flooring triple aspect windows including a feature round window and both 'cathedral' window and ceiling. Beautiful fireplace with a slate hearth and brass surround. Patio doors open to the rear garden, offering picturesque views of the back garden and the woodland beyond.

**Study:** Overlooking the Garden Room, this light and open area with two large velux windows, serves as a versatile space, currently used as a study with large airing cupboard off.

This exceptional property combines classic elegance with modern convenience, offering a unique opportunity for flexible living arrangements in a tranquil setting. Don't miss the chance to make this remarkable house your home

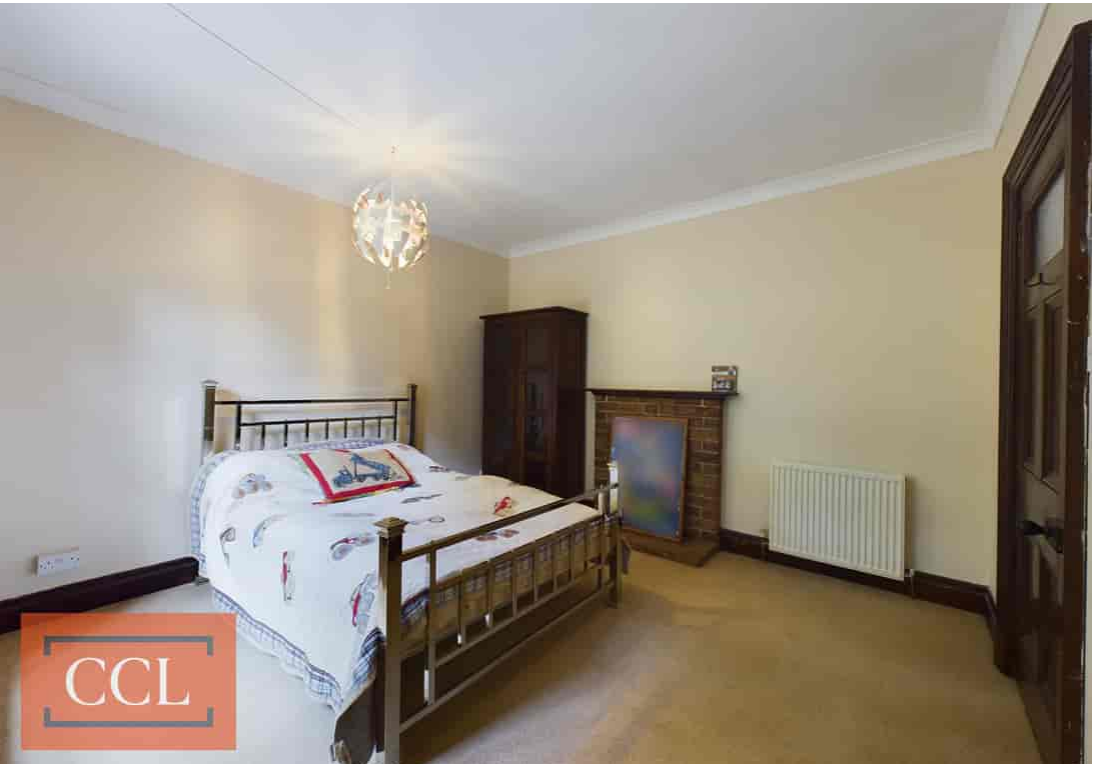
## External

The property boasts an extensive front garden, primarily laid to lawn, with a sweeping driveway leading up to the house. The garden is beautifully landscaped with a variety of trees, shrubs, and flowers, all enclosed by mature hedging. To the right of the driveway, there is a generously sized summer house with a covered veranda that features a swing chair and bi-fold doors. As you approach the house, you'll find a flagstone patio at the front, complete with a covered porch and a charming seating area perfect for enjoying the stunning views.

The driveway extends around the side of the house to the rear, providing ample parking space for several cars and leading to a double garage. The rear garden includes an additional lawn area with borders and a gate that offers access to the woodlands behind, ideal for picturesque walks.

**Double Garage:** The garage features two sets of wooden double doors, accommodating parking for two cars and offering additional storage space. A rear door behind the garage provides access to a self-contained apartment.

**One Bedroom Apartment:** This self-contained apartment is perfect for multi-generational living. It includes a ground-floor bedroom with a shower and a separate WC. Stairs lead up to a spacious living room with ample storage and a door to the kitchen, which is equipped with base units and wooden worktops, including a sink and a large storage cupboard. This space would also be ideal for a small home business.





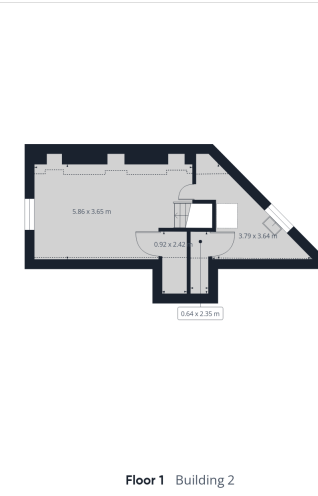
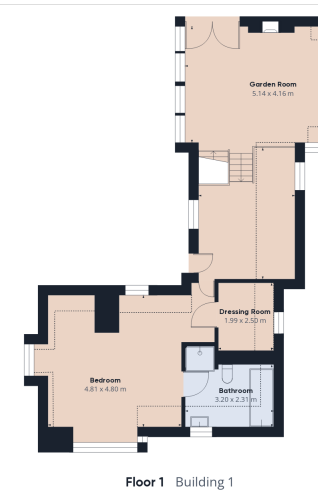


### Services

Mains Electricity, Gas, Water & Drainage

### Council Tax

Band G



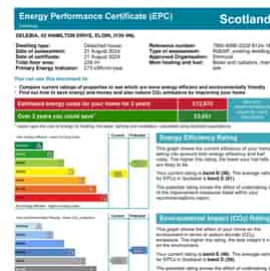
Approximate total area<sup>(1)</sup>  
297.79 m<sup>2</sup>  
Reduced headroom  
24.94 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.