



50 Thornhill Drive | Elgin | Moray | IV30 6GT

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# 50 Thornhill Drive, Elgin, Moray, IV30 6GT

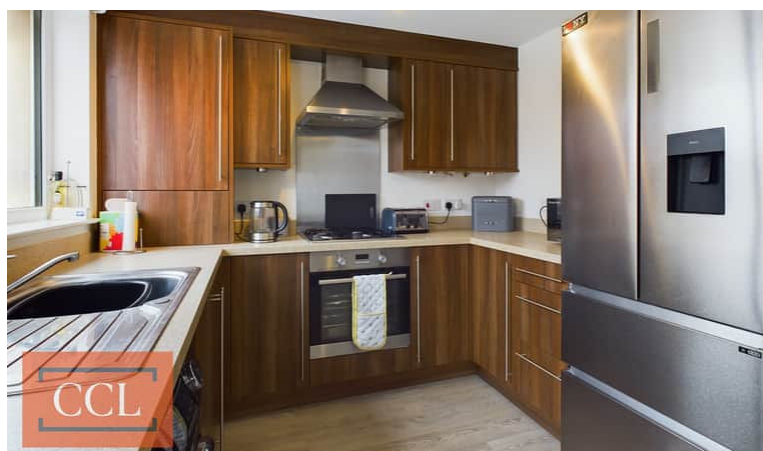
- 3 Bedroom Semi-Detached House
- Living Room
- Modern Kitchen Diner
- Bedroom with En-Suite
- 2 Further Bedrooms
- Family Bathroom & WC
- Driveway for Private Parking
- Enclosed rear Garden
- Gas central Heating & Double Glazing

## Summary

CCL are delighted to offer for sale this modern three bedroom semi-detached family home in the popular area of New Elgin.

The property offers spacious accommodation on two floors, with a driveway providing off street parking to the rear and an enclosed, easy maintenance rear garden. Ideal purchase for a growing family. Viewing is highly recommended to appreciate the versatile accommodation.

The property is located in a quiet and very popular residential suburb of New Elgin, just a few minutes' drive from the main city centre of Elgin. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 21,000. The town offers a vast array of amenities and facilities including a number of primary schools, two secondary schools, hospital, health and social services. A range of high street shops, small retailers, sport and leisure facilities are on offer in the vicinity. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students. The town is extremely well serviced and is situated approx. 36miles east of Inverness and 64miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports.





## Property

Spacious family home with good accommodation on two floors. Great living space with modern kitchen/diner, comfortable living room, double bedroom with en-suite and two further bedrooms, cloakroom and family bathroom. Gas Central Heat and Double Glazing. Included in the sale are all carpets and floor coverings, blinds and light fittings.

Entrance Hallway:

Exterior door provides access to the entrance hallway, which has carpeted staircase to the upper floor and door giving access to the Living Room.

Living Room:

A comfortable and cosy room with large window to the front, providing excellent natural light and fitted with vertical blind. Door to a hallway area which leads to the kitchen.

Inner hallway area:

Provides access to the cloakroom and the kitchen, also has under stair storage cupboard.

Cloak room:

Fitted with a white two piece suite comprising, WC and wash hand basin. Wall mounted mirror.

Kitchen/Diner:

A bright open room fitted with a good range of wall and base units in dark wood with contrasting cream worktops, incorporating a stainless steel sink and drainer. Integral oven, gas hob and stainless steel chimney style cooker hood and splashback. Space for fridge/freezer and washing machine. Wall cupboard housing the central heating boiler and window to the rear. The dining side has ample space to accommodate dining table and chairs and has patio doors to the garden.

Upper Landing:

Carpeted staircase from the hallway leads to the upper landing, which in turn provides access to all bedrooms and family bathroom. Hatch to the loft.

Bedroom 1:

Bright and airy double bedroom with window to the front fitted with vertical blind and curtains. Fitted cupboard providing hanging and shelf storage. Door to the en-suite shower room.

En-Suite:

Modern shower room with large shower cabinet with glazed screen door and with grey tiling, white WC and wash hand basin. Wall mounted mirror and shelf.

Bedroom 2:

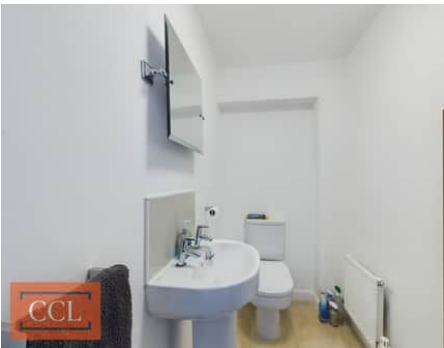
Double bedroom with picture window to the rear fitted with curtains. Built-in mirror door wardrobe with hanging and shelf space. Ample space for free standing furniture.

Bathroom:

Fitted with a white 3 piece suite, comprising of wash hand basin, WC and bath with over bath mains shower and neutral tiling. Wall mounted mirror and glass shelf. Frosted window to the rear fitted with roller blind.

Bedroom 3:

Third bedroom, with ample space for free standing furniture and window to the front fitted with vertical blind and curtains.

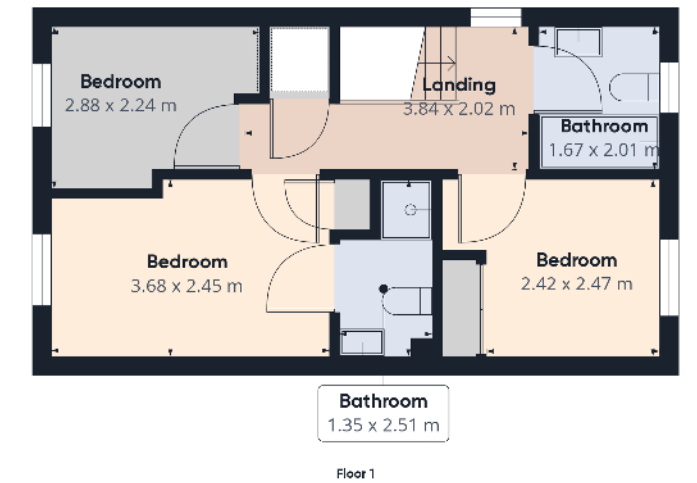


## External

Grass areas to the front with a path leading to the front door and round the side of the property, to the wooden gate giving access to the rear where there is an easily maintained, enclosed rear garden which is accessed from patio doors from the dining kitchen and is mainly laid in concrete slabs and gravel chips, Wooden gate at the rear to access the tarmac drive proving private for parking for 2 cars.







Approximate total area<sup>(1)</sup>  
69.54 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

UR1AFFE360

**Energy Performance Certificate (EPC) Scotland**

62 THORNHILL DRIVE, ELGIN, IV30 6BT

Surveyed on: 02 August 2024  
 Date of assessment: 02 August 2024  
 Date of completion: 02 August 2024  
 Type of tenancy: Shared  
 Primary energy indicator: 124 kWh/m<sup>2</sup>/year

Estimated energy costs for your home for 3 years: £2,426  
 Over 3 years you could save\* £119

**Energy Efficiency Rating**

**Environmental Impact (CO<sub>2</sub>) Rating**

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

CCL Property

62 High Street, Elgin, Moray, IV30 1BU  
 T: 01343 610520

[www.cclproperty.com](http://www.cclproperty.com)

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.