

CCL



5 Sandstone Avenue | Elgin | Moray | IV30 6GU

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5 Sandstone Avenue, Elgin, Moray, IV30 6GU

- 3 Bedroom Family Home
- Living Room
- Kitchen/Diner
- Main Bedroom with En-Suite Shower room
- 2 Further Bedrooms
- Bathroom & WC
- Gas central Heating & Double Glazing
- Resident parking with allocated spaces

Summary

CCL are delighted to offer for sale this 3 bedroom terraced family home situated in the popular and sought after area of New Elgin. The property offers excellent family living comprising of living room, kitchen diner, WC, main bedroom with en-suite shower room, two further bedrooms, and family bathroom. The property has a fully enclosed garden to the rear, a safe haven for children and pets, as well as parking to the front with two allocated spaces. Ideal for a first time buyer or as a buy-to-let opportunity and viewing is highly recommended.

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. New Elgin has local amenities such as GP surgery, dental surgery, a nursery/childcare facility, groceries store and other retail units. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 25,000. 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 on the A96, with good transport links to Inverness and Aberdeen and their respective airports.





Property

A lovely modern 3 bedroom terraced house, with fully enclosed garden to the rear and private resident parking to the front. The property enjoys the benefit of gas central heating and double glazing throughout. Included in the sale are all carpets and floor coverings, blinds, curtains and light fittings.

Entrance Hallway:

Entry via the front door leads into the hallway, from here a doorway leads into the lounge and staircase to the first floor.

Living Room (4.25m x 3.41m at widest):

A bright, spacious room with large window to the front provides excellent natural light and is fitted with vertical blinds and curtains.

WC: (2.00m x 1.17m)

Fitted with a white WC and wash hand basin, decorated in light neutral tones.

Cupboard:

Understair cupboard provides excellent storage space.

Kitchen/Diner (4.54m x 2.63m):

Modern kitchen diner with picture window to the rear, as well as patio doors leading to the garden. Fitted with a range of wall and base units in dark grey with complimenting light grey worktops incorporating a stainless steel sink and drainer with mixer tap. Integrated electric oven, gas hob and chimney style extractor hood. Space for washing machine and fridge/freezer. Ample dining space for table and chairs.

Upper Landing:

Carpeted staircase leads to the landing which in turn provides access to all upstairs accommodation and has hatch to the loft space. Storage cupboard above stairs.

Bedroom 1 (3.71m x 2.41m)

Double bedroom with window to the front. Cupboard provides excellent hanging and storage space. Door to en-suite.

En-suite:

En-suite shower room fitted with white WC, wash hand basin and shower cubicle with neutral tiling.

Bedroom 2 (3.01m x 2.40m):

Second double bedroom with window to the rear fitted with curtains. Ample space for free standing furniture.

Bedroom 3 (2.89m x 2.23m)

Third bedroom with picture window to the front, again fitted with blinds and curtains.

Family Bathroom:

Fitted with a 3 piece white suite, tiled around bath in neutral tiles, mosaic style vinyl flooring.

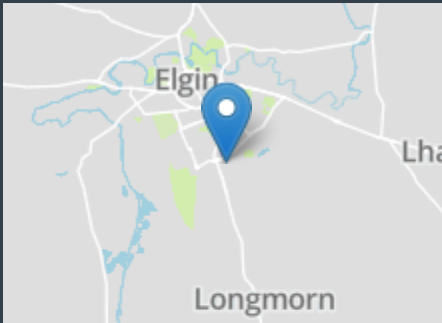
External

Resident parking to the front with two allocated parking spaces. Enclosed garden to the rear with a high wooden fence, gate at the bottom of garden provides access to path behind. Wooden garden shed and rotary clothes dryer.









Floor 0

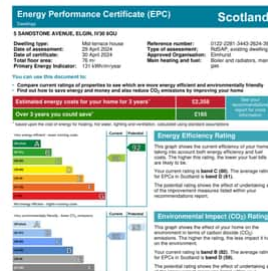
Floor 1

Approximate total area⁽¹⁾
69.79 m²

(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.

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

CCL Property

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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.