



78 Bailies Drive | Elgin | Moray | IV30 6JJ

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78 Bailies Drive, Elgin, Moray, IV30 6JJ

- 2 Bedroom End Terraced House
- Quiet residential location
- Open Plan Living/Dining/ Kitchen
- Bathroom
- 2 Double Bedrooms
- Large Driveway for Private Parking
- Gardens to Front & rear
- Close to amenities

Summary

CCL are delighted to bring to market this well presented 2 bedroom end-terraced house situated in a sought after area of New Elgin. The property offers bright and spacious accommodation spanning two floors comprising of spacious open plan Living room, Dining and Kitchen, two double bedrooms and Bathroom. The property benefits from a garden to the front, gravel driveway to the side leading to the gate to access the enclosed rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

The property is located in a quiet and very popular residential area 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 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 on the A96, with good transport links to Inverness and Aberdeen and their respective airports.





Property

Well-presented 2 bedroom end-terraced house, with fully enclosed garden to the rear, large drive way for private parking and small well maintained garden 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 (except Living Room) and light fittings.

Entrance Vestibule:

Entry is gained via a double glazed front door into the entrance vestibule, which has hanging rail for coats and a further door giving access to the Living Room.

Living Room:

A bright and spacious room with large window to the front which floods the room with natural light and also has staircase leading to the upper floor. On open plan with the Kitchen/Diner

Kitchen/Diner:

Again, a bright and spacious kitchen, fitted with a range of white gloss wall and base units with contrasting dark worktops incorporating a stainless steel sink and drainer with mixer tap and white brick effect tile splashback. Integrated electric oven, induction hob and chimney style cooker hood, as well as fridge and freezer. Under-counter space and plumbing for washing machine, dishwasher and tumble drier. Window over-looking the garden and door providing access to the rear.

Bedroom 1:

Double bedroom with window to the front fitted with roller blind and curtains. Double wardrobe with sliding doors, one of which is mirrored giving good hanging and shelf storage.

Bathroom:

Fitted with white 3 piece suite comprising, WC and wash hand basin and bath with over head double head mains shower and fitted with a screen door and fully tiled with neutral coloured tiles. Fitted wall mirror and heated towel rail.

Bedroom 2:

Second double bedroom with window to the rear fitted with roller blind and curtains. Double wardrobe with hanging and shelf space provides excellent storage.

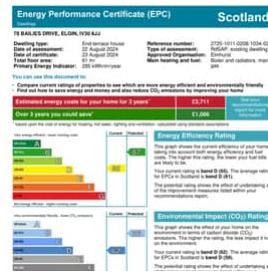
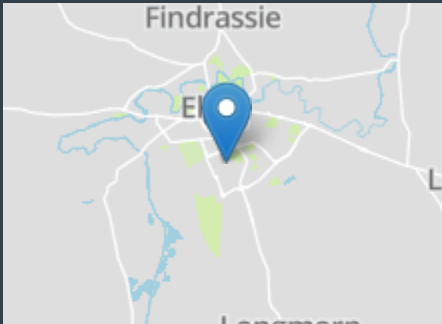
External

External Enclosed garden to the front laid in gravel chips and with raised wooden bed planters. A gravel driveway to the side provides parking for several vehicles. A wooden gate provides access to the rear garden, which is enclosed has a large patio area directly outside the rear door a further area laid to lawn and a large wooden shed provides excellent storage.









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.