



1 Mayne Road | Elgin | Moray | IV30 1NY

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1 Mayne Road, Elgin, Moray, IV30 1NY

- 4 Bedroom Family Home
- Spacious Lounge
- Fitted Kitchen
- Dining Room/Snug
- 4 Double Bedrooms
- W.C. and Family Bathroom
- Gas Central heating
- Good Sized Garden
- Ideal West End Location

Summary

CCL are delighted to offer for sale this traditional four bedroom semi-detached family home in the popular west end area of Elgin. The property offers spacious accommodation on two floors comprising of an elegant lounge, snug/dining room, W.C, 4 double bedrooms and a family bathroom. Cosmetic upgrading would further enhance this family home. A driveway and garage to the rear of the property provide off-street parking with a path to the side leading to the mature garden at the front. A courtyard area to the rear also provides an excellent private space with clothesline. Viewing is highly recommended to appreciate the spacious accommodation on offer.





Property

This traditional four bedroom semi-detached house offers spacious family accommodation on two floors with spacious garden, driveway and garage to access the property. Double glazing and gas central heating. All carpets and floor coverings, blinds, curtains and light fittings are included in the sale.

Accommodation:

Entrance Vestibule:

Entry to the property is gained via a traditional wooden door which in turn leads to the entrance vestibule. A picture window to the side provides natural light. From the vestibule, there is doorway leading to the downstairs bedroom and another doorway leading to the hallway.

Downstairs Bedroom:

Double bedroom fitted with three double wardrobes with overhead storage and a sink in vanity unit. Picture window to the side fitted with vertical blinds and curtains.

Hallway:

The hallway provides access to the lounge and dining room/snug. A traditional spindle staircase leads to the second floor.

Lounge:

A spacious room with large bay window to the front flooding the room with natural light. Fireplace with brick effect shelving.

Dining Room/Snug: A cosy and comfortable room that could be utilised as a dining room or snug. A walk-in cupboard provides excellent storage space. Picture window to the rear.

Kitchen:

Kitchen is fitted with a good range of wooden wall and base units with contrasting worktops. Built in microwave and oven with electric hob and hood. A window to the rear and skylight window fill the room with natural light.

W.C:

Downstairs W.C. comprising of 2 piece suite. Mirrored cabinet on the wall. A skylight provides natural light.

Upper Landing:

The upper landing provides access to all further bedrooms and the family bathroom. The staircase is fitted with the original traditional banister. Large skylight over staircase. Access to loft.

Bedroom 1:

A spacious double with large picture window to the front. Original fireplace creates a stunning focal point. Wooden flooring. Ample space for free standing furniture.

Bathroom:

A good sized bathroom fitted with a light blue 3 piece white suite comprising of WC, wash hand basin and bath with overhead shower. Matching tiling around bath. Wall mirror and shaver point. Picture window to the front.

Bedroom 2:

Double room with double aspect windows to the side and rear. Ample space for freestanding furniture.

Bedroom 3:

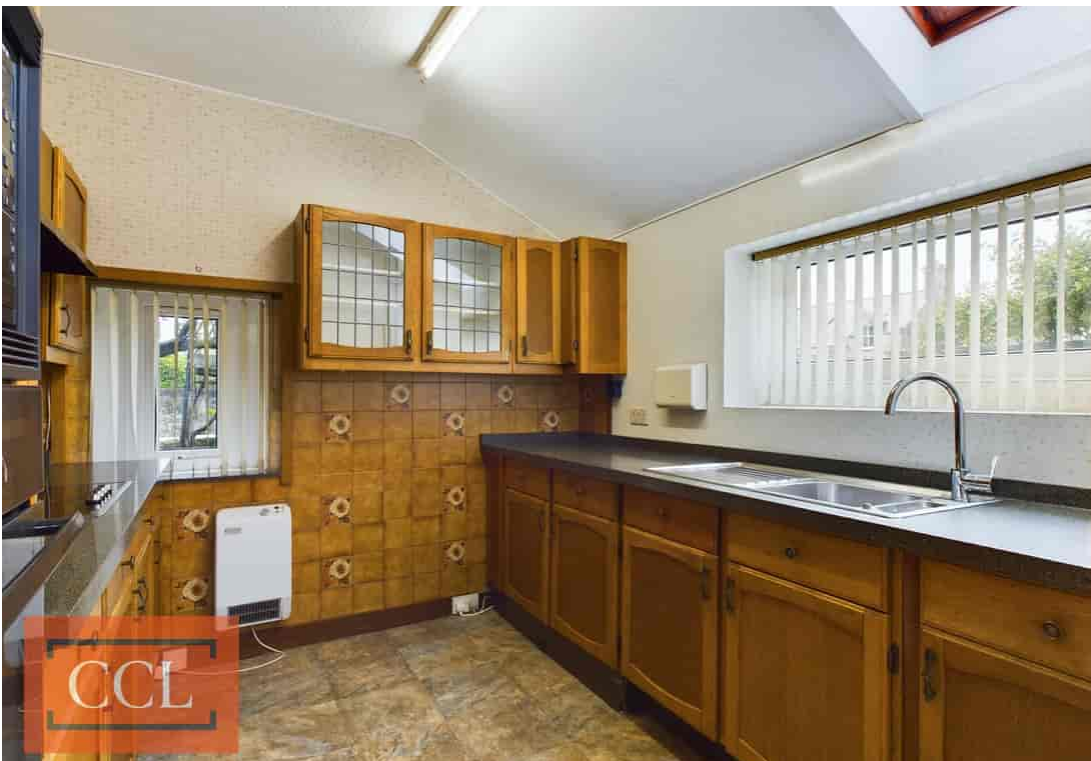
Another double room with picture window to the rear. Cupboard housing gas central heating boiler.

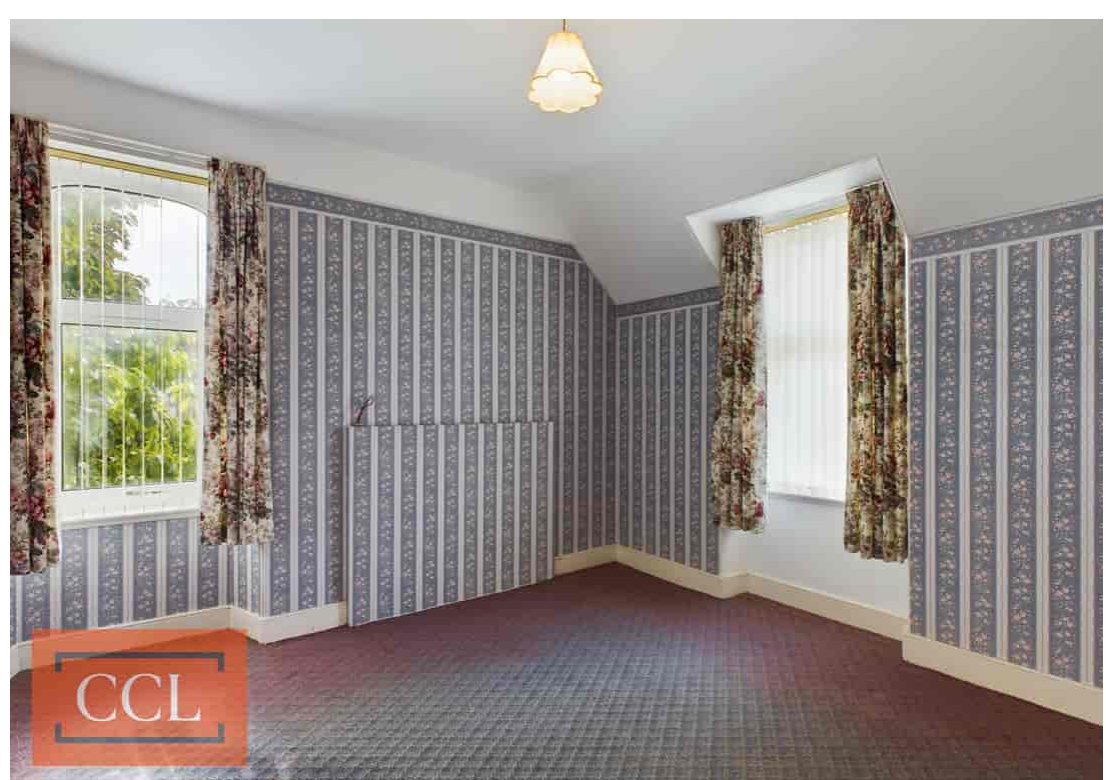
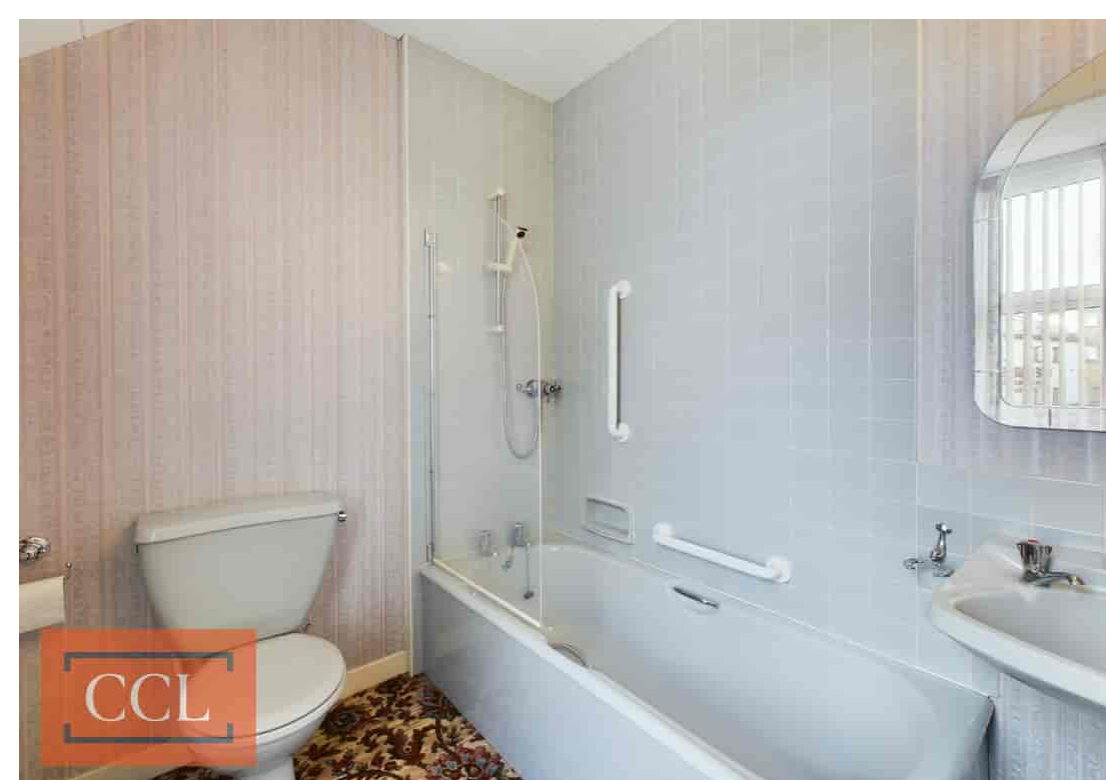
There is a large loft that is partially floored and, subject to statutory planning regulations, is suitable for conversion to additional living space.

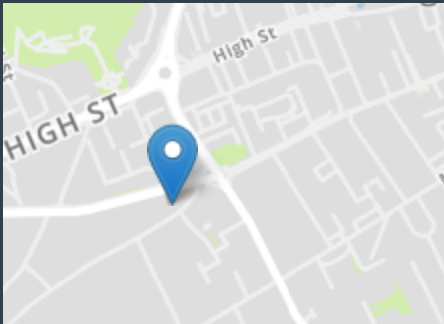
External

A tiled courtyard area to the rear with raised beds leads to the garage and driveway. The stone-built garage was fitted with a new up and over door 3 months ago. The driveway provides great off-street parking and benefits from wrought iron gates. A path to the side laid in gravel chips and surrounded by mature shrubs and plants leads to the front of the property. A side gate provides access to the front door and the well-maintained front garden which is mostly laid to lawn with borders of mature shrubs, small bushes and trees.









Floor 0

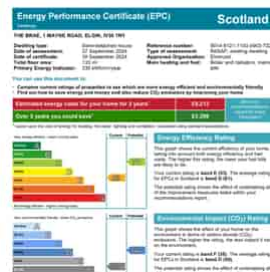
Floor 1

Approximate total area⁽¹⁾
121.52 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.
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.