



1 Christie Road | Elgin | Moray | IV30 4HB

www.cclproperty.com

1 Christie Road, Elgin, Moray, IV30 4HB

- 2 bedroom end terraced house
- Living Room/Dining Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Gardens front, side & Rear
- Driveway for Private parking
- Double Glazing & Gas Central Heating
- Ideal Residential Location

Summary

CCL are delighted to offer for sale this two bedroom end-terraced house in the popular Bishopmill area of Elgin. The property offers good accommodation on two floors, and a large garden to the front, side and rear. Driveway providing off street parking at the side for 2 or 3 vehicles, space to erect garage if required. An ideal purchase for the first time buyer, a young family or as a buy to let opportunity. Viewing is highly recommended to appreciate the quality of the accommodation of offer.

The property is located in a quiet residential street in the popular Bishopmill area, close to many local amenities, including Primary and secondary schooling. The town centre offers a wide range of conveniently placed amenities such as shops, cultural, sport, leisure facilities, cinema, health and medical services, excellent schools and local college which forms part of the University of the Highlands and Islands. Elgin is situated approx. 36miles east of Inverness and 64miles west of Aberdeen with good transport links via the A96 trunk route and mainline rail links to Inverness and Aberdeen and their respective airports.





Property

Superb two bedroom house with accommodation spanning two floors, the well proportioned interior has light, neutral décor throughout, with hallway, Living Room/Dining Room, Kitchen 2 double bedrooms and Shower Room. Large garden to front, side and rear. All carpets and floor coverings, curtains and light fittings are to be included in the sale.

Accommodation:

Hallway:

Double glazed front door leading to the light welcoming hallway with staircase to the upper floor and low level meter cupboard.

Living Room/Dining Room: (6.48m x 3.12m)

A comfortable, spacious room, with double aspect windows. The original chimney breast has been extended with recess display sections with spot lights. Ample space for dining table and chairs at the rear, which is on open plan with the kitchen.

Kitchen: (3.20m x 3.06m)

A bright kitchen which has been newly fitted with a good range of base and wall units in in high gloss white with contrasting black marbled work tops, incorporating a black sink and drainer with mixer tap. Integral oven, induction hob and cooker hood and black perspex splash back. Also, integral fridge and freezer, space and plumbing for washing machine. Large under stair storage cupboard. Window looking out to the rear garden and exterior door to the side.

Upper Landing:

Carpeted staircase leads to the upper landing, which in turn provides access to both bedrooms and bathroom. Shelved airing cupboard and access hatch to the loft space.

Shower Room: (2.40m x 1.50m)

Fitted with a white W.C. and wash hand basin which is in a grey vanity unit with storage. Double size walk-in shower cabinet, with glazed screen door and fitted with marble effect aqua panels and double head shower. Window to the side.

Bedroom 1: (4.75m x 3.00m)

Spacious double bedroom with twin windows to the front. Two cupboards providing hanging and shelving space. Ample space for free standing furniture.

Bedroom 2: (3.80m at widest x 3.00m)

Second double bedroom, this time with window to the rear, again with fitted cupboard providing hanging and shelf space and has ample space for free standing furniture.

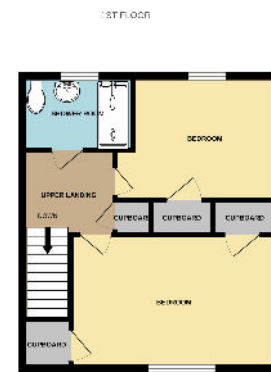
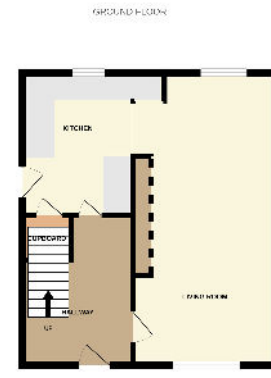
External

Garden to the front has an area laid in gravel chips and further area in concrete slabs, there is a path to the front door. Also, driveway providing off street private parking. Large area to the side again, laid in gravel chips and surrounded in mature hedging. Continuing round to the rear, there is a garden shed and clothes drying area. There would be ample space for the erection of a garage if required.









1 CHRISTIE ROAD, ELGIN, IV30 4HR

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Energy Performance Certificate (EPC) Scotland

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Building type: Residential house
Date of assessment: 27 October 2023
Date of completion: 27 October 2023
Area under cover: 75.00 m²
Primary Energy Indicator: 228 kWh/m²/year

Estimated energy costs for your home for 3 years: £4,400
Over 3 years you could save: £240

Energy Efficiency Rating: D

Environmental Impact (CO₂) Rating: D

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

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.