



6 Braemar Close | Elgin | Moray | IV30 8BB

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# 6 Braemar Close, Elgin, Moray, IV30 8BB

- 2 Bedroom Upper Apartment
- Living Room
- Modern Kitchen Diner on open plan
- 2 Double Bedrooms
- Shower Room
- Communal outside space
- Private Resident Parking
- GCH & DG

## Summary

CCL are delighted to offer for sale this modern two bedroom upper apartment in the popular area of New Elgin. The property is completed to a high standard and offers spacious accommodation all on one floor, with private resident parking and communal grass areas surrounding. Ideal purchase for a young couple, first time buyer or as a buy to let opportunity. Viewing is highly recommended to appreciate the accommodation on offer.

## Situation

The property is located in the quiet and very popular Springfield Crescent North Development in the suburbs of Elgin, just a few minutes' drive from the main city centre. Within a short distance from the property there is a GP surgery, dental surgery, a nursery/childcare facility, groceries store and other retail units. Also, the Elgin golf club which can be seen from the property and is within easy walking distance. 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 served and has good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports





## Property

Spacious, modern home with superb accommodation all on one floor. Comfortable living room, modern kitchen diner on open plan, two double bedrooms and Shower room. Gas central heating and double glazing. Included in the sale are all carpets and floor coverings, blinds, curtains and light fittings.

Accommodation:

Entrance Vestibule:

Entry is gained via an exterior door into the vestibule containing a large walk in cupboard which provides ample storage space. Carpeted staircase leads to the upper floor.

Hallway:

Staircase leads to the hallway, where there is access to all rooms and a further large storage cupboard.

Living Room: (3.81m x 3.61m)

Comfortable and spacious room with large double window providing excellent natural light to flood the room. The dining kitchen is off set and on open plan.

Kitchen/Diner: (3.46m x 3.15m)

The kitchen is fitted with a good range of wall and base units in high gloss grey with contrasting black worktops incorporating a 1½ bowl sink and drainer. Integral oven, induction hob and chimney style extractor, also integral fridge, freezer, microwave and washer/drier. LED lights on kick panels and also under unit lighting

Bedroom 1: (3.63m x 3.29m)

A good sized bright bedroom fitted with window fitted with curtain rail and curtains also has mirrored door double wardrobe.

Bedroom 2: (4.97m x 3.25m)

A further good sized double room, again with fitted mirror door double wardrobe. Window with curtain rail and curtains.

Shower Room: (2.56m x 2.53m)

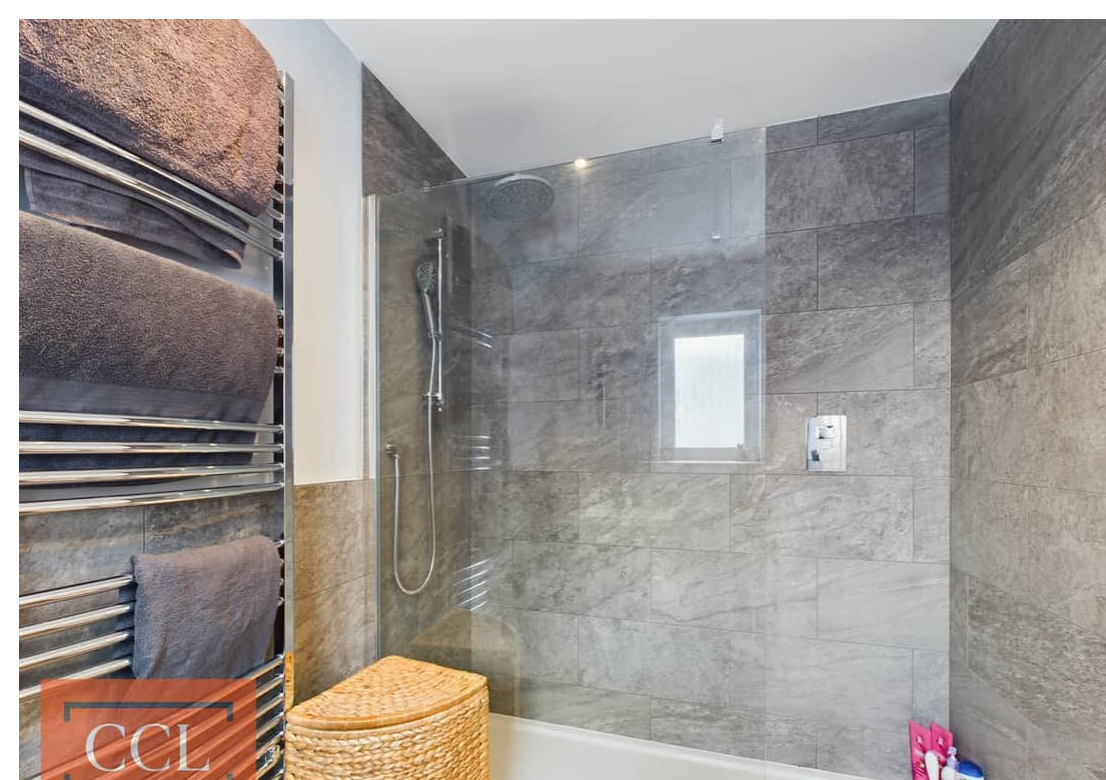
With white WC and wash hand basin fitted in vanity storage. Further large vanity shelf behind and frosted window. Large walk-in shower with double spray head and fully tiled. Heated towel rail and fitted wall mirror.



## External

Communal grass area round the property, resident car park with ample spaces on a first come basis. There is a factor fee for the upkeep of the communal areas.











Floor 0



Floor 1

**Approximate total area\*\***  
63.85 m<sup>2</sup>

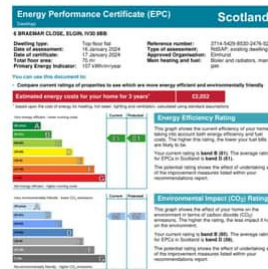
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Excluding balconies and terraces

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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFHE360**



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.