



9a Institution Road | Elgin | Moray | IV30 1QU

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9a Institution Road, Elgin, Moray, IV30 1QU

- 4 Bedroom Detached Family Home
- Living Room
- Modern Kitchen & Dining Room on open plan
- Main Bedroom with En-suite
- 3 Further Bedrooms & Box Room
- Family Bathroom & WC
- Integral Garage & Driveway with parking for several cars
- Enclosed South Facing Garden

Summary

CCL are delighted to offer for sale this modern four bedroom detached family home in one of the most desirable areas of Elgin. The property is completed to a high standard and offers spacious family accommodation on two floors, with a private driveway providing off street parking to the front and an enclosed front and rear garden. 9a Institution road would make a wonderful family home.

Situation

The property is located in a quiet and very popular residential suburb of Elgin, just a few minutes' walk from the main city centre. 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 has good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports.





Property

9a Incitutiun Road is a truly unique property located in one of the most desirable areas of Elgin. Built in the 1970s the property can be best described as a bungalow with half floor both above and below the ground floor. The ground floor has a large kitchen/diner, 3 bedrooms and a bathroom. A half stair leads to the upper floor where there is a spacious family lounge and principal bedroom with ensuite bathroom. On the lower ground floor there is a rear porch, utility room, laundry/box room, pantry and access to the double garage and the large storage basement. This stunning home is situated in a mature landscaped enclosed private garden.

Accommodation:

Entrance Hallway:

Entry is gained from the main front door and into the spacious sun porch which in turn opens into the welcoming, bright hallway which provides access to all rooms on the ground floor.

Ground Floor

Kitchen/Diner: (29.6m²)

The modern kitchen is fitted with a good range of wall and base units with contrasting wood worktops incorporating a Belfast sink. There is a 5 ring burner range style cooker with space for a double fridge freezer. Windows overlook the rear garden. There is ample space for a large dining table. The living area has room for a large sofa and benefits from the wood burning stove. Patio doors open onto the terrace. Engineered wood flooring throughout.

Bedroom 1: (12.65 m²)

Good sized double bedroom that is currently used as an office. Window overlooking rear garden. Doors lead separately to both the kitchen/diner and hallway.

Bedroom 2: (13.97 m²)

Light and spacious large double bedroom. Built in wardrobe. Window overlooking front garden.

Bedroom 3 (13.81 m²)

Light and spacious large double bedroom. Built in wardrobe. Window overlooking front garden.

Bathroom: (2.56m x 2.53m)

A recently upgraded modern bathroom comprising free standing bath, walk in shower, WC and wash hand basin. Large wall mounted mirror and heated towel rail. Frosted window. Partial tiling.

From the hallway a half stair leads to the upper floor and lower ground floor.

Upper Ground Floor:

Living Room (31.88m²)

Accessed from the upper landing is the light and very spacious living room. This room benefits from large sliding doors that open to a decorative balcony overlooking the front garden. Wood burning stove. Engineered wood flooring.

Principal Bedroom (20.28m²)

Spacious bright, double bedroom with rear aspect. Built in double wardrobe and en-suite.

En-Suite Wet Room

White WC and wash hand basin set in vanity storage with wall mirror above. Shower area with glazed screen and mains shower.

Lower Ground Floor

Utility Room: (6.82 m²)

Fitted with base units and stainless steel sink and drainer. Plumbing and space for washing machine and tumble drier. Wall mounted gas central heating boiler. Door to Pantry

Pantry (3.30m²)

Good sized under stairs storage pantry.

Porch: (8.66m²)

Rear porch with door to the garden. Ample storage space and hanging for coats.

Laundry/Box Room (5.4m²)

Accessed from the rear porch is a handy laundry/storage room.

Integral Double Garage (36.57m²)

Accessed from the utility room is a double garage with ample storage space. Up and over garage door.

Basement:

Accessed from the garage there is a large storage basement, which could be converted to further accommodation and offers great potential (subject to planning)

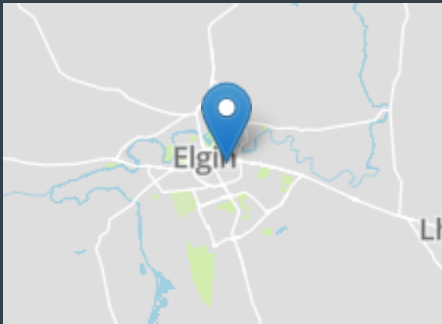
External

The extremely well maintained garden to the front is laid to lawn with a large driveway providing private parking for several cars and leads to the garage which has an up and over door and light and power installed. The enclosed south facing rear garden is laid to lawn and has mature trees and shrubs surrounding.









Floor 0 1/2

Floor 0

Floor 1 1/2

Approximate total area¹⁸
234.83 m²

Reduced headroom
1.48 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Energy Performance Certificate (EPC) Scotland

64 INSTITUTION ROAD, ELGIN, IV30 1JG

Date of completion: 18 January 2024
 Date of certificate: 22 January 2024
 Total floor area: 235 m²
 Primary Energy Indicator: 238 kWh/m²/year

Estimated energy costs for your home for 3 years: **£15,115**
 Over 3 years you could save* **£1,486**

Energy Efficiency Rating
 This graph shows the current efficiency of your home, along with the potential for energy efficiency and how you can improve it. The higher the rating, the lower your bill will be likely to be.

Environmental Impact (CO₂) Rating
 This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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.