



Nicol Street Elgin

3 Bedroom Detached House
Popular Residential Location
3 Bedrooms & 2 Reception rooms
Double Glazing & Gas Central Heating
Large rear garden
Garage & Various out buildings
Needs renovation. Sold as seen

CCL are delighted to offer for sale this 3 bedroom detached house in the popular and sought after area of New Elgin. The property comprises 2 reception rooms, 3 Bedrooms, Kitchen, Utility room and Shower Room. Large garden to the rear with various out buildings and garage. The house is in need of upgrading and renovation, but has potential to be a lovely comfortable family home.

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 25,000. 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

Three bedroom, two reception room detached house with accommodation over two floors. The property requires upgrading throughout and will be sold as seen. Double Glazing and Gas central heating, Early viewing is highly recommended to appreciate the potential and space of the accommodation on offer.

Entrance Hallway: Entry is via a double glazed front door into the entrance hallway. Decorated in neutral tones and has a further glazed door leading to the hallway. Stairs leading to the upper floor with under stair storage cupboard housing the electric fuse box.

Living Room (3.60m x 3.45m): Situated to the front with a tiled fireplace

Kitchen (3.52m x 2.05m): Small kitchen, again to the front with fitted cupboards and units, which would need upgraded.

Living Room/Bedroom (4.18m x 3.92m): Bright room to the rear with two shelved cupboards and a tiled fire place. Could be utilised as a reception room or bedroom.

Bedroom (3.00m x 2.70m): Good Size room, again to the rear with fitted drawers.

Utility Room (2.56m x 1.62m): With fitted storage cupboards, space for washing machine and tumble drier. Door leading to the garden.

Shower Room (2.03m x 1.67m): Accessed from the utility, modern shower room with double size walk-in shower, white W.C. and wash hand basin.

Upper Landing: Stairs from the hallway lead to the upper landing which has walk-in storage cupboard housing the central heating boiler. Steps ups and doors to access both bedrooms.

Bedroom (3.66m x 3.48m): Double bedroom with window to the front and coombed ceilings.

Bedroom (3.66m x 3.32m): Again, Double bedroom with window to the front and coombed ceilings.



External

Large garden to the rear, with side gate from the street, a bin storage area, an outside toilet, double garage with storage areas, which is in need of repair, a further shed/workshop area at the rear.

Areas laid to lawn, vegetable garden, flower and shrub borders, drying area and mature trees, all with paths round, does a need tidying back as rather over grown.

There a huge scope for extending the property or making a lovely garden with the addition of a summer house.







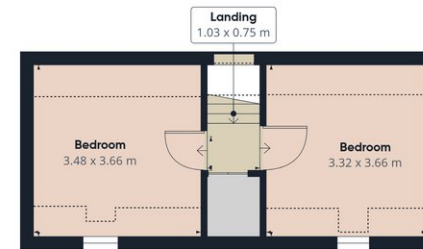
Tenure
Freehold

Services

The property has mains gas, water, drainage, and electricity



Floor 0



Floor 1



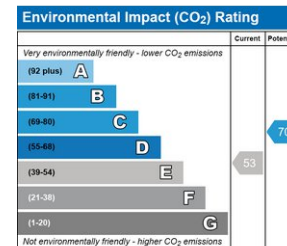
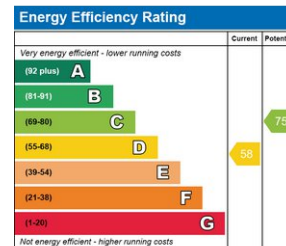
Approximate total area⁽¹⁾
94.1 m²
Reduced headroom
8.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.