

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

CRAIGLYNN
10 FORTEATH AVENUE, ELGIN, MORAY IV30 1TF



FAMILY VILLA

- ◆ **HALL LOUNGE DINING ROOM DINING KITCHEN 3 BEDROOMS WALK-IN CUPBOARD BATHROOM WITH OVER BATH SHOWER**
- ◆ **ELECTRIC HEATING DOUBLE GLAZING**
- ◆ **GARDEN SINGLE GARAGE**

Offers Over £195,000

82 High Street, ELGIN IV30 1BL

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Partners Colin Styles, David Adams | **Solicitors** Henrietta Macpherson, Claire Sutton



Craiglynn is a delightful family Villa set in the popular West End of Elgin, close to the primary school and Dr Grays hospital. The property has a welcoming hall, which leads into the spacious lounge. The lounge has a bay window which looks on to the front garden. A separate dining room provides room for formal entertaining. The kitchen, which is at the rear of the property has been extended to incorporate space for a breakfast table and chairs. The property has the benefit of electric heating and double glazing. There is a garden to the front and the side of the house along with a single garage. The property would appeal to a number of purchasers including couples and families.

Elgin is a busy ever-growing town which enjoys playing its part in the prosperity and success of the Moray area. The local economy, underpinned by farming, fishing, the oil industry and tourism, provides a welcome environment in which to live. Activities in the area include fishing, golf, cycling, mountain biking, and wildlife to name a few. There are an abundance of various groups to join including walking, amateur dramatics and dancing. The sandy beaches of the Moray Firth are close by with skiing being available at the slopes of the Lecht and Cairngorm mountains. Inverness airport is approximately 45minutes away with connections to many regional airports. There are also good train and bus links to Aberdeen and Inverness.

The accommodation comprises:

DOWNSTAIRS

The timber front door opens into the welcoming hallway. There is a timber stair with wooden painted spindles leading to the upper accommodation. Under the stairs is an open storage area. Fitted carpet.

LOUNGE (into bay window)

4.28x4.07

Spacious room with a bay window which looks to the front garden. Tiled fireplace with timber painted surround. Shelved alcove with cupboard below. Inset carpet with laminate edging. Coving.

DININGROOM

3.84x3.13

Window looking to the side. Fitted carpet. Shelved cupboard with glass display doors. Coving. This room could also be used as an additional bedroom.

DINING KITCHEN (at widest points)

3.67x5.48

The kitchen has been extended allowing additional space for a table and chairs. The comprehensive range of timber fronted wall and floor units have complementary worktops and wall tiling. Stainless steel sink. Space for cooker, fridge freezer, washing machine and dishwasher. Door and window to garden.

UPSTAIRS

LANDING

The carpeted stair lead to the upper landing.

DOUBLE BEDROOM 1 (rear)

3.90x3.38

Window looking to the rear. Built-in wardrobe. 2 x wall lights. Fitted carpet.



DOUBLE BEDROOM 2 (front) **3.81x3.61**
Built-in wardrobes. Window to the front. Fitted carpet.

BEDROOM 3 (at widest) **2.58 x 2.37**
Single room with a window looking to the front. Built-in shelving and cupboards.

BATHROOM **2.58x1.53**
Window looking to the rear. 3 piece white coloured suite comprising WC, sink with pedestal. Bath with over bath shower and screen. Complementary wall tiles. Concealed ceiling lighting. Decorative wall panelling. Fitted carpet.

WALK-IN CUPBOARD (at widest) **2.72 x 1.20**
Window looking to the rear. Cork floor tiles. Water tank. Shelving.

OUTSIDE
The front garden is laid out in gravel with ornamental shrubs in pots. A timber double gate opens to the driveway leading to the single garage with its up-and-over door. The garage has light and power along with a side door and window. The garden is mainly paved for easy maintenance and there are a variety of shrubs. There is also a greenhouse and outside tap.

SPECIAL CONDITIONS OF SALE

The property is believed to be Grade B listed.
A Home Report for the property is available on www.onesurvey.org/ or from the Selling Solicitors.
The electric free-standing oven, dishwasher, washing machine and cooker hood are included in the sale price and whilst believed to be in working order no warranty is given.

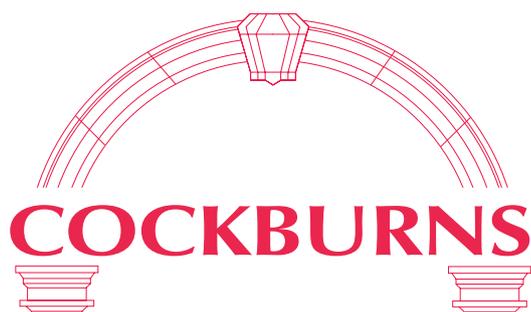
COUNCIL TAX
Band D

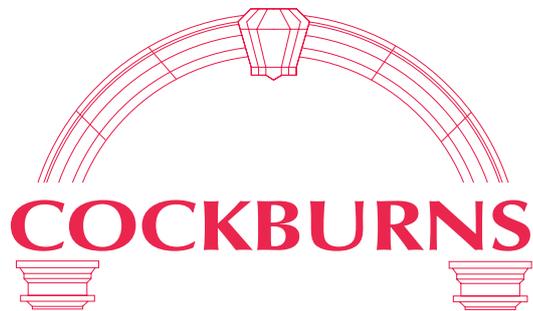
ENERGY RATING
Band G

ENTRY
By arrangement

VIEWING
Strictly by appointment by telephoning
the sSelling Solicitors on 01343549555

PRICE
As an indication of price range
Offers Over £195,000 are invited.





CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date.

Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors.

Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at anytime without further intimation.

The above particulars are set out as a general guide for interested parties. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.