

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

**HOLLY HOWE
36 MAYNE ROAD ELGIN**



DETACHED FAMILY VILLA

- ◆ HALL SITTINGROOM DINING ROOM KITCHEN STUDY/BEDROOM 3
2 DOUBLE BEDROOMS ONE WITH ENSUITE BATHROOM WITH OVER BATH SHOWER
- ◆ FULL GAS CENTRAL HEATING DOUBLE GLAZING
- ◆ GARDEN GARAGE

Offers Over £285,000

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Partners Colin Styles, David Adams



This is a delightful 3 bedroomed detached Victorian styled Town House located in the highly desirable West End of Elgin. Originally built in 1926 this ideal family home comes complete with some original period features which accentuates the character of the property. It has also been tastefully extended to incorporate a large study/bedroom 3 and a kitchen. The property is in good decorative order throughout and benefits from partial double glazing and gas central heating. The property stands in good sized garden grounds which are attractively laid out mainly in lawn with shrubs, trees and hedges. There is also a single garage and off-road parking. Internal viewing of this is highly recommended.

The historic city of Elgin offers excellent facilities including national chain stores and is at the heart of a popular tourist area with many distilleries and golf courses nearby. The town benefits from having Dr Grays Hospital, Moray College of Further Education, leisure centres and excellent rail and transport systems. The whole of the Moray area offers a wide variety of leisure pursuits with the sandy beaches of the Moray Firth, sailing, mountain biking, bowls, fishing and ice hockey. Aberdeen Airport is approximately 1 ½ hours drive away with Inverness Airport being under an hour. The popular ski slopes at The Lecht and Cairngorms are just over an hours drive.

The accommodation comprises:

DOWNSTAIRS

A glazed front door opens into a light welcoming hallway. A carpeted stair with spindles and handrail leads to the upper accommodation. There is a cupboard providing storage under the stairs and a cupboard housing the water tank. There is also a window looking to the side garden. Fitted carpet.

SITTING ROOM

6.30 x 5.55

This pleasant room would originally have been three rooms which have been opened out to provide one large bright living area. There is a working fireplace with timber mantle, colourful tiled insert and hearth. There are two shelved alcoves for display purposes. Two sets of French doors lead out into the spacious garden and patio area which is ideal for outside entertaining. There is period cornice and two wall lights. A hatch provides access to the kitchen. Fitted carpet.

DINING ROOM

5.17 x 2.41

French doors open to the side garden. Ample room for dining room table and chairs. Access to the kitchen and to the Study/Bedroom 3. Fitted carpet.

KITCHEN

5.41 x 2.56

Range of white coloured floor and wall unit with complementary worktops. White coloured sink with stainless steel taps. Built-in hob and double oven. Wall mounted gas boiler. Space for washing machine, tumble drier and fridge freezer. Door providing access to the garden. Glazed serving hatch to the lounge. 4 x spotlight fitting. Vinyl flooring. Window looking to the garden.



STUDY/BEDROOM 3**5.18 x 4.89**

Currently used as a study this room could have a number of purposes. Fireplace with tiled insert and timber surround. This room has been shelved for books. Fitted carpet. Two windows looking to the side.

UPSTAIRS

On the upstairs landing there is the hatch to the attic. A large built-in cupboard provides storage space. There is also a window looking to the street with louvre shutters. Fitted carpet.

BATHROOM**2.34 x 1.94**

White coloured 3-piece suite with over-bath shower and screen. Complimentary wall tiling. Window looking to the side. Vanity cupboard under the sink providing storage. Tiled floor.

DOUBLE BEDROOM 1**3.61 x 3.45**

Large room with bay window looking on to the garden. Built-in wardrobe with sliding doors, Built-in cupboard. Fitted carpet.

DOUBLE BEDROOM 2**3.64 x 3.06**

Large room with bay window looking on to the garden. Built-in wardrobe with sliding doors. Built-in cupboard. Fitted carpet. Door to En-Suite.

EN-SUITE SHOWER ROOM**2.33 x 1.50**

White coloured 3-piece suite comprising WC, sink with vanity unit below and a shower cubicle with electric shower. Partially tiled walls. Tiled floor. Window looking to the side.

OUTSIDE

One of the main features of Holly Howe are the extensive garden grounds which are predominantly laid out in lawn with mature shrubs and trees. There is also a paved patio area for outside entertaining. Timber gates provide access to the driveway and space for off-road-parking which leads to the single garage with its up-and-over door.

OTHER FEATURES

There is a security alarm system. A Home Report for this property is available on www.onesurvey.org or from the Selling Solicitors. Some of the photographs used in the schedule were taken in the summer months.

COUNCIL TAX

Band E

ENERGY RATING

Band E

ENTRY

By arrangement

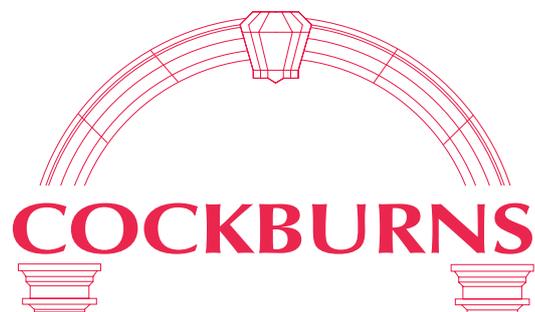
VIEWING

Strictly by appointment by telephoning the Selling Solicitors

PRICE

As an indication of price range
Offers Over £285,000 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.