

Traditional mid-terrace dwelling in a popular residential location

Complete renovation with no time or expense spared

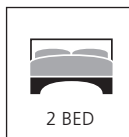


67 Brodie Drive

Elgin, Moray, IV30 4LS



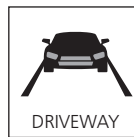
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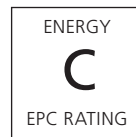
2 BED



1 BATH



DRIVEWAY



ENERGY

C

EPC RATING



"... First floor comprises of master bedroom, a further double bedroom and newly fitted four piece family bathroom..."



The Kitchen & Lounge



67 Brodie Drive

The property is located within a very popular residential area of Elgin, local amenities, pre-school and primary schooling are a short walk from your front door with further higher education and collage facilities available in the city. The city centre is within easy reach of the property whether you walk or drive, providing all the amenities one would expect with modern day city living, including superb educational and fantastic recreational facilities. A multitude of shops including national chain stores, supermarkets, professional services, hotels, restaurants, and pubs. Also an ideally located property for RAF Lossiemouth.

The main East coast Rail and Bus network operates through Elgin providing a link to

both Inverness and Aberdeen. Easy access onto the A96 gives direct routing to Aberdeen, approximately 65 miles to the East and to Inverness 39 miles to the West. Both cities offer excellent rail and bus service, with national and international flights being provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.

Number 67 Brodie Drive, is a fantastic well-appointed mid-terrace property set in a very popular residential area of Elgin. This substantial property has been renovated and transformed into an immaculate two double bedroom property. Viewing is a must to fully appreciate the spacious accommodation and the workmanship that has been carried out.

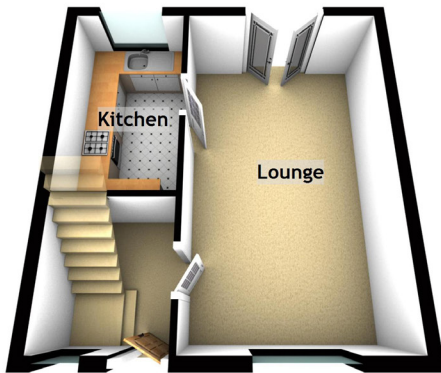
The property offers spacious accommodation over two floors; the present owners have modernised, renovated and upgraded the property from the ground floor up and from wall to wall, to a very high standard with no expense spared. Benefiting from full UPVC double glazed windows and exterior doors, gas central heating and high quality fittings throughout. An exceptionally large lounge with patio doors leading to the garden and a very modern fully integrated kitchen on the ground floor.

First floor comprises of master bedroom, a further double bedroom and newly fitted four piece family bathroom. In addition the owners have utilised every square inch of this

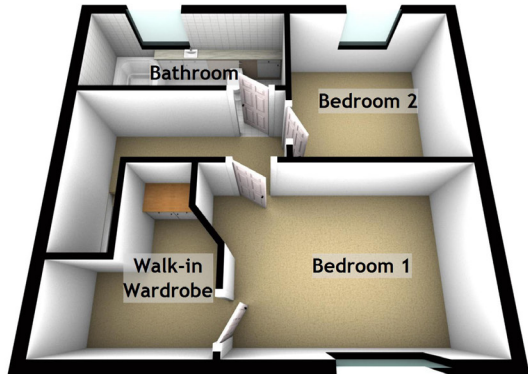
property and there are ample storage facilities on both floors. With its immaculate neutral décor throughout number 67 Brodie Drive is in a truly walk in condition and would be an ideal purchase for the professional couple, a first time buyer, or a young family.

To the rear of the property you have one stone build outbuilding with power and light, the garden is mostly laid to decorative artificial grass and stone chip with various potted plants. Walled and gated on all sides providing a safe and secure environment for children and pets. To the front of the property a small wall on two sides with raised flower beds which contain various plants and seasonal flowers with off road parking available for one car.

Ground Floor



First Floor



Approximate Dimensions

(Taken from the widest point)

Lounge	5.60m (18'4") x 3.30m (10'10")
Kitchen	3.30m (10'10") x 1.90m (6'3")
Bedroom 1	3.40m (11'2") x 2.80m (9'2")
Walk-in Wardrobe	2.80m (9'2") x 2.00m (6'7")
Bedroom 2	2.80m (9'2") x 2.80m (9'2")
Bathroom	2.40m (7'10") x 1.50m (4'11")

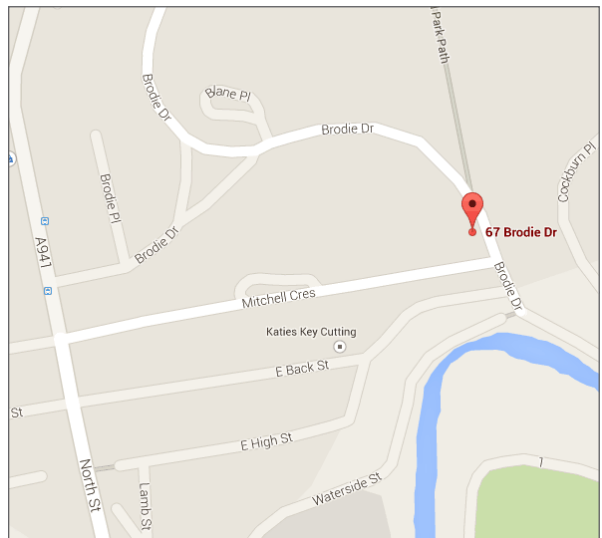
Approximate internal floor area (m²)

63m²

Extras

(Included in the sale)

All fitted floor coverings, blinds, and light fittings are included in the sale. Wooden shed in the garden is not included.



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer