



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Melford

COLTFIELD, ELGIN, MORAY, IV30 8XB

THE LOCATION

Moray

The property is situated in a quiet location between Forres and Elgin close to the main A96 trunk road. Nearby Forres and Elgin offer all the services required for everyday living, including a good range of shops, supermarkets, primary and secondary schools, health centres, hospital and railway stations with regular services to Inverness and Aberdeen.

The property is within easy reach of the Moray coastline which has miles of white sandy beaches and sand dunes and a resident population of bottle-nosed dolphins. The Moray Coast is quite spectacular, other attractions include extensive forest walks, historical monuments, castles and visitor centres. Forres Golf Club is nearby and there are two championship golf courses in Nairn. Findhorn is only a few miles away and the once busy fishing port is now a haven for sporting enthusiasts with a host of activities including water sports, white water kayaking, fishing and is home to the Royal Findhorn Yacht Club with its marina and sailing club.

The beautiful beach at Roseisle is with-in walking distance and is quite beautiful with its white sandy beach and dunes. Inverness Airport is twenty-five miles away and enjoys excellent air links to many UK and international destinations.

A super country location which would suit a buyer looking for a rural living with-in easy reach of all amenities.



Findhorn Groyne, Elgin Town Centre, Findhorn & Roseisle Beach.

MELFORD

Coltfeild

The property sits on a generous plot and the current owners have completed improvements over the years, including adding a dual heating fuel system which runs from the stove. This home is generous in size and offers comfortable living with excellent storage.

The property consists of an entrance porch, hall with access to the loft, large lounge with feature stove, an area for dining and access via patio doors to the rear garden. The generous kitchen with ample base and walls units with complementary tiling, access via patio doors to the conservatory/sun room, a family bathroom with electric shower over the bath, a generous utility room and three double bedrooms complete the properties accommodation, two of which have built-in cupboards.

The garden is a mixture of hard landscaping, sectioned areas of lawn with various shrubs and plants. There is a good range of sheds and shelters included in the sale. A single garage with a large carport and parking for up to two to three cars.

Early viewings are highly recommended.





PROPERTY

Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	7.10m (23'4") x 4.00m (13'1")
Kitchen	4.10m (13'5") x 4.00m (13'1")
Conservatory	4.60m (15'1") x 2.50m (8'2")
Utility	2.90m (9'6") x 2.20m (7'3")
Bedroom 1	4.20m (13'9") x 3.40m (11'2")
Bedroom 2	4.00m (13'1") x 3.20m (10'6")
Bedroom 3	4.20m (13'9") x 3.20m (10'6")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²) - 128m²

EPC Rating - E

Extras
(Included in the sale)

Floor coverings and blinds where applicable.

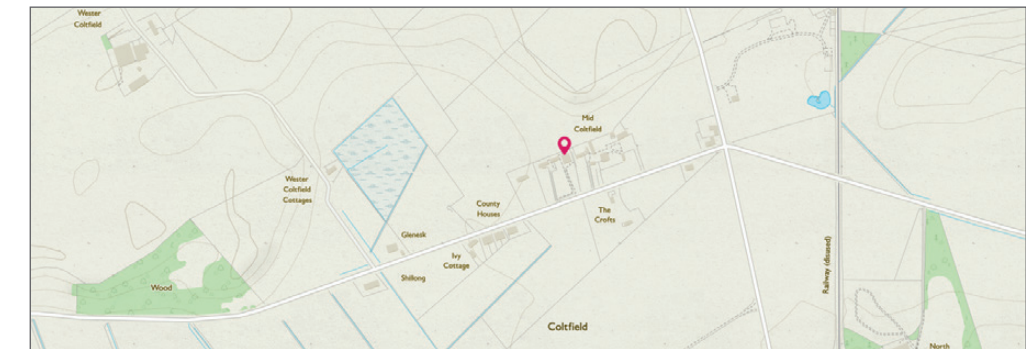


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Part
Exchange
Available

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Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer