




McEwan Fraser Legal
Solicitors & Estate Agents
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13 Pinefield Crescent

ELGIN, MORAY, IV30 6HZ

This attractive home is located in a popular residential area in Elgin. A cathedral city, Elgin, is situated on the A96 linking the cities of Aberdeen and Inverness. Elgin provides a lifestyle and all the facilities one would expect with modern day city living. Excellent educational establishments are available locally including primary and higher education along with the iconic Gordonstoun School nearby. It boasts numerous leisure facilities including health clubs, swimming pools, ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores, together can be found in and around the city.

The Moray Coast has a choice of spectacular walks on pebbled or sandy beaches, at the same time you can enjoy an abundance of wildlife including dolphins and seals that can often be seen along this rugged coastline. The city also has access to superb rail and bus services. Easy access onto the A96 gives direct routing to Aberdeen, approximately sixty-five miles to the east and less than forty miles to Inverness to the west. Both cities offer an excellent rail and bus service, with UK and international flights being provided at both Aberdeen and Inverness Airports.

13 PINEFIELD CRESCENT ELGIN, MORAY

McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this well-presented two bedroom mid-terrace home which offers a fantastic low-cost option to enter the property market. The property has been fully modernised in recent years giving a contemporary feel.

The accommodation is constructed over two levels and consists of a large lounge/diner, entrance vestibule leading to the hallway with utility cupboard and understair storage. The ultra-modern and well-fitted kitchen comes with electric oven and induction hob, dishwasher, washing machine and fridge freezer. The upper accommodation consists

of two bedrooms both with fitted wardrobes and an eye-catching fully tiled bathroom with shower over the bath. The property further benefits from recently installed double glazing and modern mains gas central heating.

The front garden is paved, fully enclosed by a new timber fence and looks out over an open area of grass and trees. The paved rear garden is terraced and provides a low-maintenance and practical outside space. There is also an adjacent garage included in the sale.

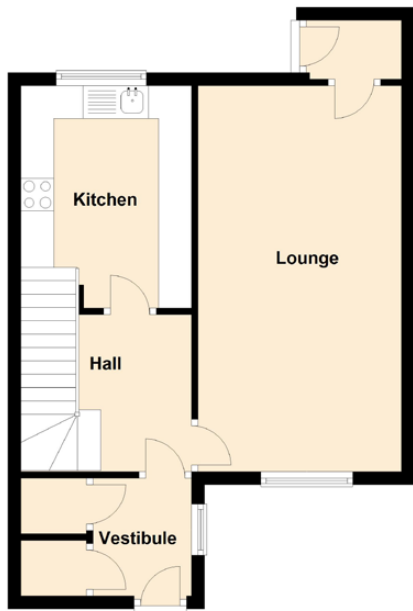
This lovely home would make an ideal first-time buy or Buy-To-Let investment.



BEAUTIFULLY MODERNISED TWO BEDROOM HOME WITH A GARAGE



PROPERTY FICATIONS



Approximate Dimensions
(Taken from the widest point)

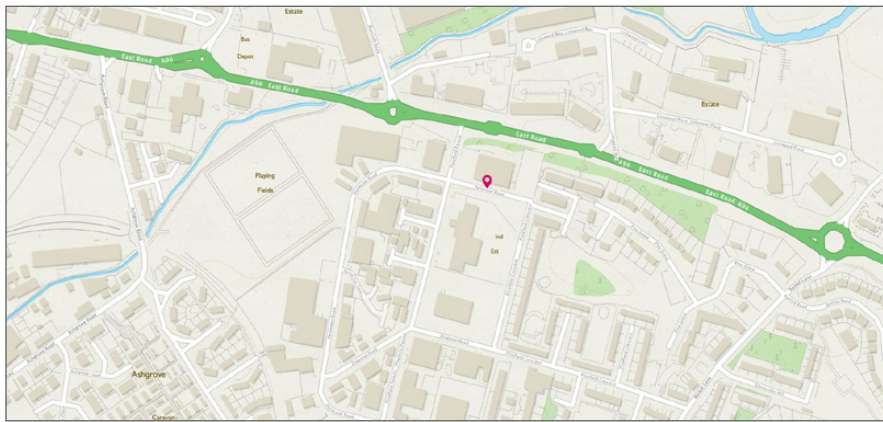
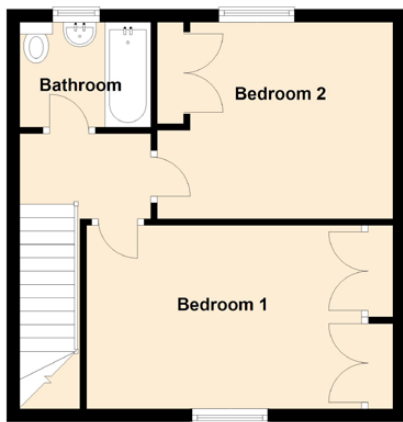
Hall	2.40m (7'10") x 1.70m (5'7")
Lounge	5.90m (19'4") x 3.10m (10'2")
Kitchen	3.40m (11'2") x 2.60m (8'6")
Bedroom 1	4.20m (13'9") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m²) - 76m²

EPC Rating - D

Extras
(Included in the sale)

Fitted floor coverings, oven, hob, blinds, dishwasher, washing machine and fridge freezer.



more credit: <https://bit.ly/36u7y68> and <https://bit.ly/36u7y68>!



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Part
Exchange
Available

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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. 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 brochure 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
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