



Brae Spinney, Braemorrison Road, Elgin, Moray

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Brae Spinney

Braemorrison Road

Elgin

2 / 3 Bedroom Detached House
Open plan Living Room/Dining
Room/Kitchen
Utility Room
2 Double bedrooms
Study/Bedroom
Family Bathroom & Shower Room
Gravel Driveway for Private Parking
Air Source Heating & Triple Glazing

CCL are delighted to offer for sale this unique two/three bedroom detached property in the much sought after popular area of Bishopmill. The architect designed, bespoke property offers, beautifully proportioned accommodation completed to a high standard throughout, with much care given to the environment and built to eco-friendly standards, which was given much acclaim and featured in Homes & Interiors magazine as well as Homebuilding & Renovating. The accommodation comprises entrance vestibule, hallway, bright open plan Living Room/ Dining room/Kitchen, Utility Room, 2 Double Bedrooms, Bedroom/Study, Bathroom and Shower Room. A large gravel driveway to the front provides private parking for several vehicles with an electric vehicle charger. Gardens round the property with raised decking with seating and further raised beds, with a rural outlook of trees, shubs and greenery giving a feel of country living yet in the heart the of the town. Early viewing is highly recommend, to appreciate the modern spacious accommodation on offer.

In the popular Bishopmill area, to the North West of Elgin, the property is ideally located to offer a pleasant setting. Within easy access to Quarrel Wood and country walks. The thriving market town of Elgin is regarded as the commercial and administrative capital of Moray and is home to a vast array of amenities and facilities and is home to the Moray College UHI, two secondary schools and further benefits from a number of retail, sport and leisure facilities.





Fantastic, modern 3 bedroom detached house, built and completed to a very high standard, fully eco-friendly with Air-source under floor heating, Triple Glazing and Solar Panels.

Entrance Vestibule:

Access is via a small covered porch area, into the fully glazed vestibule, with cupboard for storage of outdoor clothing and houses the electrics, Hot Water and inverter for the solar panels. A further door provides access to the hallway.

Hallway:

Open welcoming hallway with under stair storage cupboard.

Living room/Dining Room:

An extremely spacious and bright room with double height ceiling and triple aspect windows which flood the area with natural light. Spacious and comfortable and ample space to accommodate living room and dining room furniture. Also, on open plan with the Kitchen



Kitchen:

A lovely light open plan kitchen, divided from the dining room by a breakfast bar/island area which houses the stainless steel sink and has seating. Kitchen is fitted with a good range of base and wall units in grey with contrasting wood work tops. Integral oven, hob and chimney style cooker hood. Door to the rear garden.

Utility Room:

Fitted with work top, storage cupboards and plumbing for washing machine. Mechanical ventilation and heat recovery unit located in the utility room which covers all rooms.

Shower room:

Fitted with a white W.C, wash hand basin and shower cabinet with mains shower installed and glazed screen doors. Wall mounted storage cupboards and vanity mirror.

Main Bedroom: (4.23m x 2.99m)

Large double bedroom with window to the rear and fitted double wardrobe providing hanging and shelf space. Ample space for free standing furniture.

Upper Landing:

Providing access to all rooms and with large velux window.

Bedroom 2: (2.99m x 2.94m)

Double bedroom with picture window to the rear and ample space for free standing furniture.

Bathroom:

Fitted with a 3 piece suite comprising of WC, wash hand basin and bath with shower attachment. Marbled effect aqua panels, heated towel rail and wall mirror.

Bedroom 3/Study:

Spacious, bright room, with half size wall and overlooks the Living room/Dining Room. Currently used as a study, but could easily be utilised as a bedroom or further living area.

External

Entry is via a private road with right of access and shared maintenance costs and leads to a large open gravel driveway which provides private parking for several vehicles and has a wall mounted electric car charger.

Path and disabled access ramp lead to the front door. There is lovely garden areas with an array of flowers and shrubs and a decorative open fence surrounding. To the rear there is raised decking area with seating accessed from the rear door. With further raised beds, a gravel area, fenced in composting and storage for bins.









Tenure
Freehold

Services

The property has mains water, drainage, and electricity



All appointments to view this or any of our other properties must be made through the vendors sole agents.

CCL Property

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.