



35 West Covesea Road | Elgin | Moray | IV30 5QF

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# 35 West Covesea Road, Elgin, Moray, IV30 5QF

- 5 Bedroom Detached House
- Gas Central Heating & Double Glazing
- Spacious Living Room
- Modern Kitchen/Dining Room
- 5 Double Bedrooms (2 with En-suites)
- Family Bathroom & WC
- Enclosed Garden to the rear
- Driveway & Detached Double Garage

## Summary

CCL Property are delighted to offer this desirable five bedroom detached house with double garage in the popular area of Bishopmill in Elgin. The property has tasteful, modern, contemporary décor to create a delightful family home, benefiting from GCH and DG throughout. Spanning two floors the property comprises of entrance hall, Living Room, Kitchen/ Dining Room on open plan, Play Room/Bedroom 5, WC, Utility room, main bedroom with en-suite shower room, 3 further bedrooms and a family bathroom. Well maintained enclosed rear garden and driveway to the front leading to the double garage.

In the popular Bishopmill area, to the North West of Elgin, the property is ideally located to offer a pleasant setting. The area benefits from views over Elgin and the surrounding countryside, with 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. From the Cairngorm Mountain range to the nearby sandy beaches the county of Moray offers some truly exceptional and varied scenery. The town and its surrounding area are steeped in history and benefit from a pleasing climate throughout the year. Elgin is extremely well served through various established transport links including its railway station and main bus terminus. Both Inverness and Aberdeen offer a large range of services and both benefit from airports.





## Property

Beautiful, modern and tastefully decorated five bedroom detached family home has spacious accommodation on two floors. With enclosed garden, double garage and private parking. Gas central Heating and double glazing. All carpets and floor coverings, blinds, curtains and light fittings are to be included in the sale.

Accommodation:

Entrance Hall:

External door provides access to the spacious welcoming hallway, has carpeted staircase leading to the upper floor. Also, under stairs storage cupboard.

Living Room: (5.78m x 3.73m)

A comfortable, modern room decorated in contemporary light tones, with large picture window overlooking the front garden. Door to the hall.

Cloak room:

Fitted with a white two piece suite comprising, WC and wash hand basin.

Play Room/Bedroom 5: (2.91m x 2.84m)

Lovely room situated to the front with double aspect windows fitted with integrated blinds. Currently used as a play room.

Kitchen/Dining: (9.05m x 3.10m)

A superb light modern room, the kitchen side is fitted with a good range of wall and base units in dark blue with contrasting marble effect work tops, incorporating a sink and drainer with white tile splash back. Large gas hob with Perspex splashback and overhead extractor. Integral oven, fridge, freezer and dishwasher. Spacious dining area which can easily accommodate large dining table and chairs and further dining room furniture, with tasteful wood panelling and patio doors leading to the garden

Utility Room: (2.75m x 1.66m)

Fitted with the matching base unit as the kitchen, stainless steel sink, plumbing for automatic washing machine and wall mounted boiler. External door leading to the side of the property.

Upper Landing:

Carpeted staircase leads to the upper landing which provides access to all rooms. With large storage cupboard and access hatch to the loft.

Main Bedroom: (5.80m x 3.81m)

A beautiful, tranquil space with picture window to the front. Sliding door double wardrobe providing ample hanging and shelf space. One wall with feature wood panelling and door to the En-suite.

En-Suite Shower room:

With white WC, wash hand basin fitted into a vanity storage, double size shower cabinet, with mains shower installed, grey tiling and glazed screen doors.

Bedroom 2: (4.10m x 2.84m)

A second double bedroom, again situated to the front and with ample space for free standing furniture.

Bedroom 3: (3.39m x 2.56m)

Third bedroom to the rear with ample space for free standing furniture. Door to the en-suite.

En-Suite Shower room:

WC and Wash hand basin in vanity storage with 1 ½ size shower cabinet with screen door. Window to the side.

Bedroom 4: (3.07m x 2.41m)

Situated to the rear is the fourth bedroom which is currently used as home office/study.

Bathroom: (2.21m x 1.84m)

Fitted with a 3 piece white suite, comprising WC, wash hand basin and bath with shower attachment. Grey wall tiling, heated towel rail and window to the rear.

## External

Lock block driveway to the front providing private parking leads to the stone built double garage which has light and power installed. Path leading to the front door. The lock block continues round the side to a wooden gate providing access to the rear of the property.

The rear garden has two tiers, with the top tier having a paved patio area, an area laid to lawn and further area in gravel chips, the lower tier is laid in gravel chips with a seating area and fire pit, the garden is enclosed with a high wooden fence.







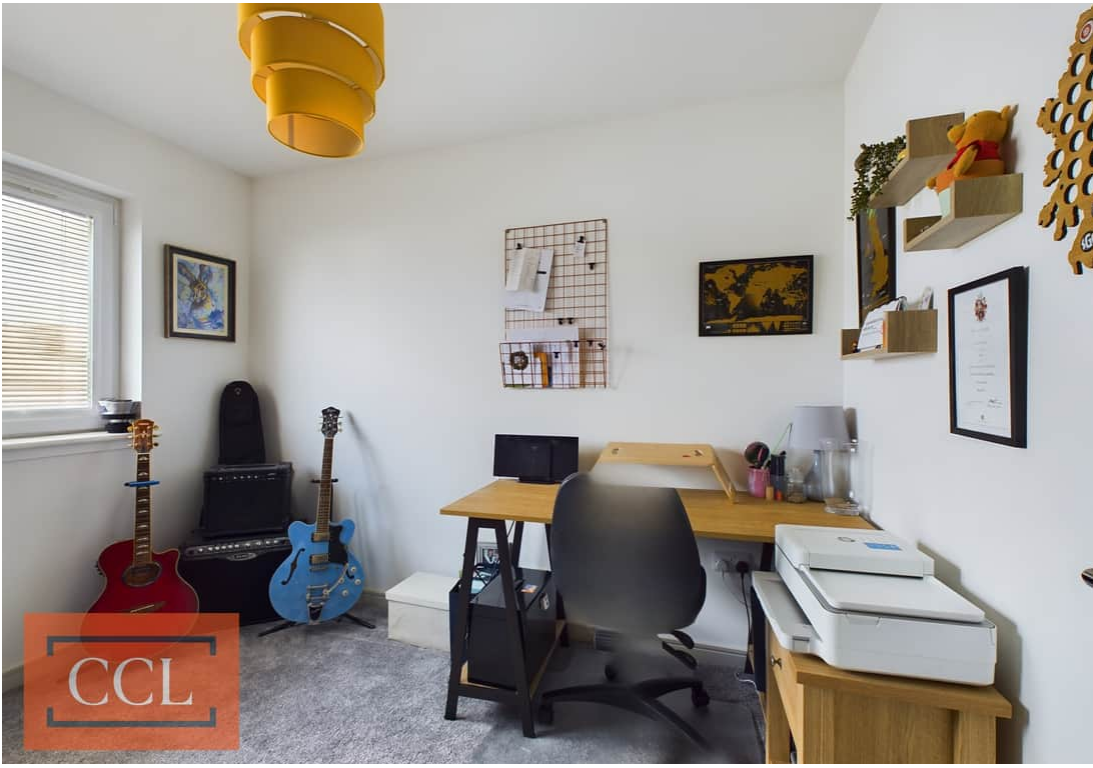




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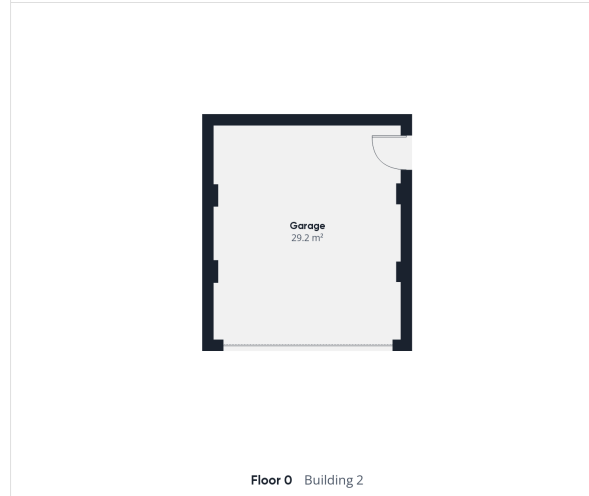
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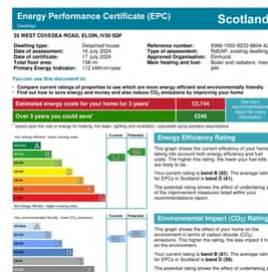
Approximate total area<sup>(1)</sup>  
175.69 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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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.