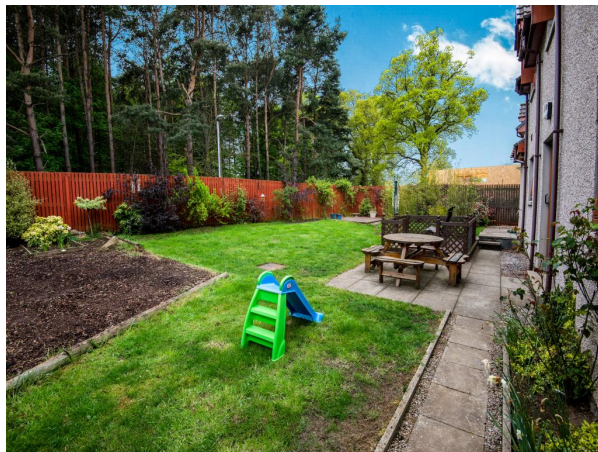




Bain Avenue, Elgin, Morayshire **Offers Over £210,000**











Bain Avenue, Elgin,  
Morayshire

**Offers Over £210,000**

### Property Description

**\*\* £5000 UNDER HOME REPORT VALUATION\*\***  
This detached home with garage was built by Springfield Homes and set within a generous plot offering an open plan front garden, laid to lawn and loc bloc offering off road parking for two cars. The secluded, enclosed rear garden is mainly laid to lawn and looks on to a conservation woodland area. The accommodation comprises :- vestibule, inner hall, cloakroom/WC, lounge, bedroom/study, modern fitted kitchen, dining room and utility room with inter-connecting door to the garage. Upstairs are 3 bedrooms (master en-suite) and family bathroom/WC. The well presented property benefits from mains gas central heating and double glazing. Viewing is highly recommended. EPC = C

### Our View

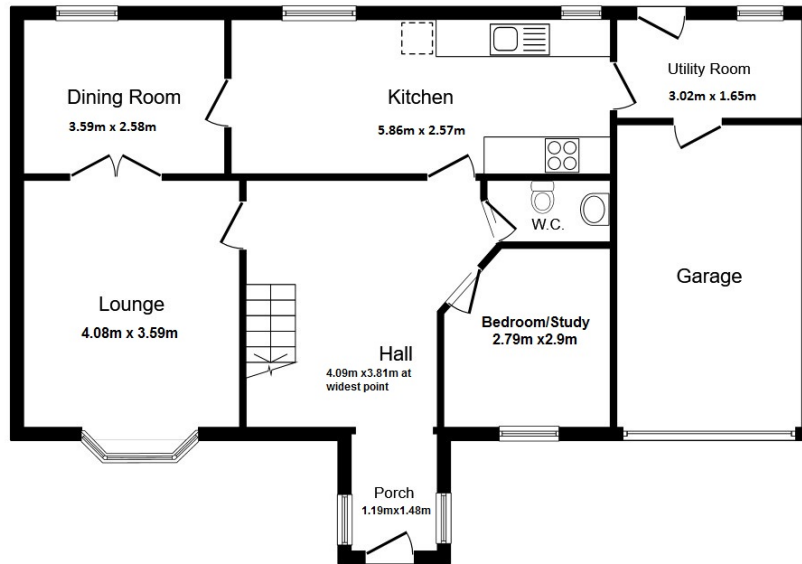
This is an ideal opportunity for the discerning buyer to acquire a 4 bed, 1 en suite family home with garage and driveway situated in a sought after residential area.

### Location

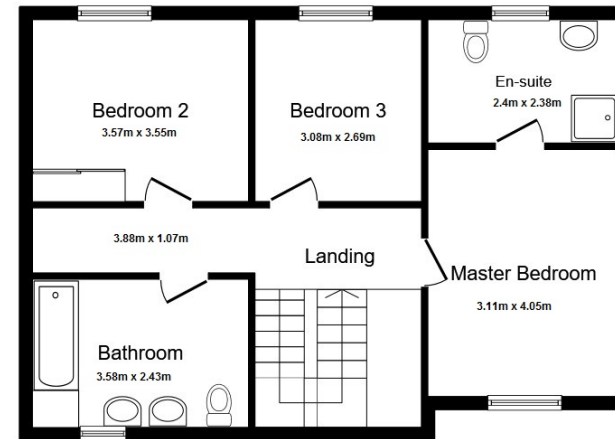
Bain Avenue forms part of the sought after New Elgin residential area, located approximately 2 miles from the main shopping centre. Elgin offers a range of services and facilities to include primary and secondary schools, a good selection of shops, supermarkets, banking and professional services, hotels and restaurants and leisure centre including an ice rink. Travel links lead by road and rail to Inverness, Aberdeen and beyond. From the town take the A96 and at the last roundabout take a right into Reiket Lane, take second left into Bain Avenue.



**Detached House With Garage**  
**For full EPC please contact the branch**



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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\*Calls may be recorded and/or monitored for training and/or security purposes.

