




McEwan Fraser Legal

Solicitors & Estate Agents

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3 Collie Street

ELGIN, MORAY, IV30 1ES



AREA

ELGIN

MORAY

Elgin, a cathedral city, is situated on the A96 trunk road, which links the cities of Aberdeen and Inverness and supplies a lifestyle and services expected within a modern-day city. There are excellent educational establishments available locally, including primary schooling and higher education. It boasts many leisure facilities including, health clubs, swimming pools, an ice rink and many local golf courses. Banks, restaurants, cafés, pubs, local shops, supermarkets, and national chain stores can also be found in and around the city.

The Moray Coast is within easy reach and has a choice of spectacular walks on pebbled and sandy beaches with an abundance of wildlife including Ospreys, dolphins, seals, and whales often to be seen along this World Heritage coastline. The properties location is within easy reach of Speyside, the heart of the Whisky Country. Speyside is a well-known route for ramblers, and there are unlimited opportunities for field sports with a wonderful choice of deer forests, grouse moors and low ground shoots within easy driving distance.



3

COLLIE STREET

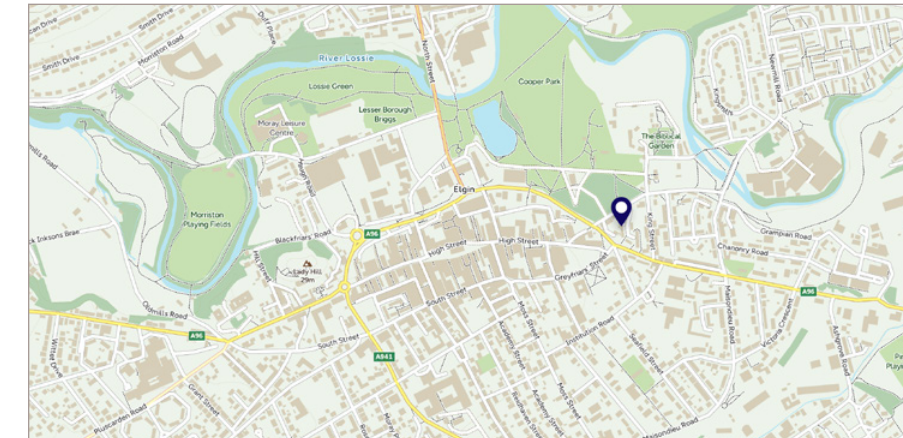
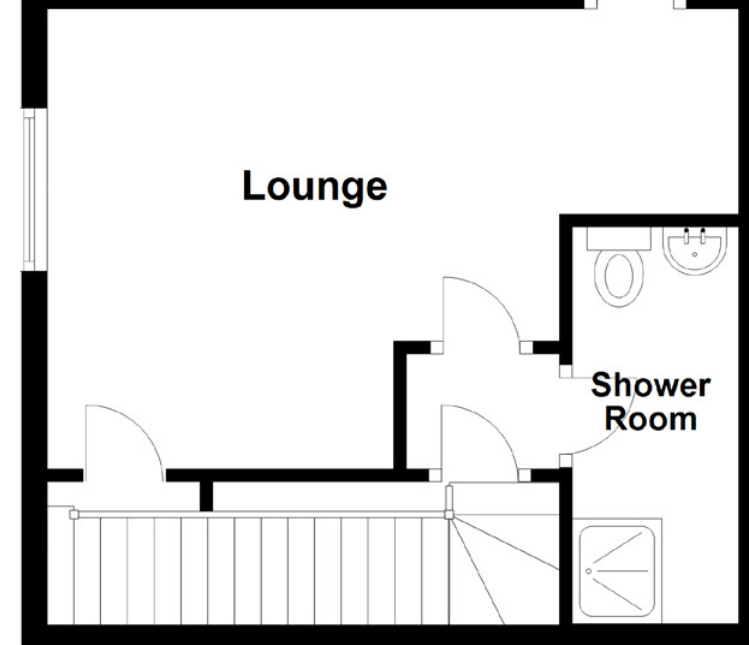
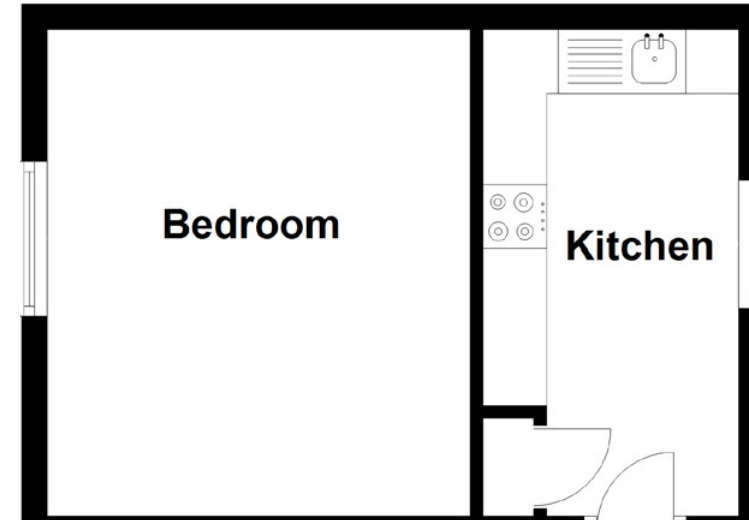
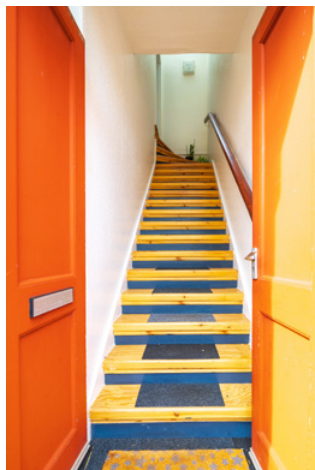
ELGIN, MORAY

Nestled within the heart of Elgin, just a leisurely stroll away from the vibrant Town Centre and adjacent to the serene Cooper Park, lies this charming 1-bedroom flat awaiting its new owner. Upon entering through a private entrance, you'll ascend to the first floor where comfort and convenience await.

The property boasts a cosy lounge, perfect for unwinding after a busy day, along with a convenient shower room for your comfort. The well-appointed double bedroom offers a peaceful retreat, while the kitchen, complete with free-standing appliances, provides a space for culinary creativity to flourish.

Whether you're a first-time buyer eager to step onto the property ladder or an investor seeking a lucrative rental opportunity, this property caters to your needs. Its prime location ensures easy access to amenities, transport links, and the tranquil beauty of Cooper Park, making it a desirable residence or investment property. Don't miss out on the chance to make 3 Collie Street your own – schedule a viewing today and unlock the potential of this delightful flat!





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.60m (11'10")
Kitchen	3.80m (12'6") x 2.00m (6'7")
Bedroom	3.80m (12'6") x 3.30m (10'10")
Shower Room	3.10m (10'2") x 1.30m (4'3")

Gross internal floor area (m²): 47m²
EPC Rating: C



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