



Blairfindy Drive, Elgin, IV30 8BU
Offers Over £190,000

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Stylish two bedroom ground floor flat located on Blairfindy Drive in the picturesque town of Elgin. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

The master bedroom is a standout feature, complete with a spacious walk-in wardrobe and an en-suite shower room, providing both convenience and privacy. The second bedroom is versatile and can be used as a guest room, study, or nursery, depending on your needs.

The heart of the home is the modern kitchen, which seamlessly flows into the open-plan dining and lounge area. This design creates a welcoming atmosphere, perfect for entertaining friends or enjoying quiet evenings in. The contemporary finishes and thoughtful layout ensure that this space is both functional and stylish.

Situated in a desirable location, this flat offers easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

Council tax band C

EPC B

Hallway 17'1" x 13'5" (5.23 x 4.09)

Spacious hallway giving access to the kitchen/lounge/diner, master bedroom, shower room and bedroom 2.

Two built-in storage cupboards, one of which houses the solar pv unit.

Ceiling light fittings.

Wall mounted radiator.

Neutral wood effect flooring.

Kitchen/Diner 9'8" x 8'0" (2.95 x 2.46)

The contemporary kitchen has a range of base and wall-mounted units, washer dryer, dishwasher, oven, microwave and hob.

Ample worktop space with breakfast bar.

Between the kitchen and lounge there is ample space for a dining table and chairs.

Recessed spotlights.

Heat detector.

Window to the front and side aspects.

Lounge 20'10" x 14'9" (6.36 x 4.50)

A bright spacious lounge featuring south facing French doors which open onto the patio.

Neutral wood effect flooring.

Ceiling pendant light fitting.

Central heating radiators.

Bedroom 1 11'3" x 11'1" (3.44 x 3.39)

Double bedroom with window to the front aspect.

Built-in mirror fronted double wardrobe.

Wall mounted radiator.

Ceiling light fitting.

Neutral fitted carpet.

Bathroom 7'2" x 6'3" (2.20 x 1.92)

Three-piece white suite comprising bath with mains shower, wash hand basin and WC.

Chrome ladder style radiator.

Ceiling light fittings.

Extractor fan.

Shaver point.

Neutral wood effect flooring.



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Master bedroom 17'9" x 9'4" (5.43 x 2.87)

Spacious master bedroom with large walk in wardrobe.

Window to the rear aspect.

Pendant light.

Wall mounted radiator.

Neutral fitted carpet.

En Suite 8'7" x 5'3" (2.62 x 1.61)

En-suite shower room with shower cubicle with mains shower, wash hand basin and WC.

Vanity storage.

Window to the rear aspect.

Ceiling light fittings.

Chrome ladder style radiator.

Neutral wood effect flooring.

Exterior

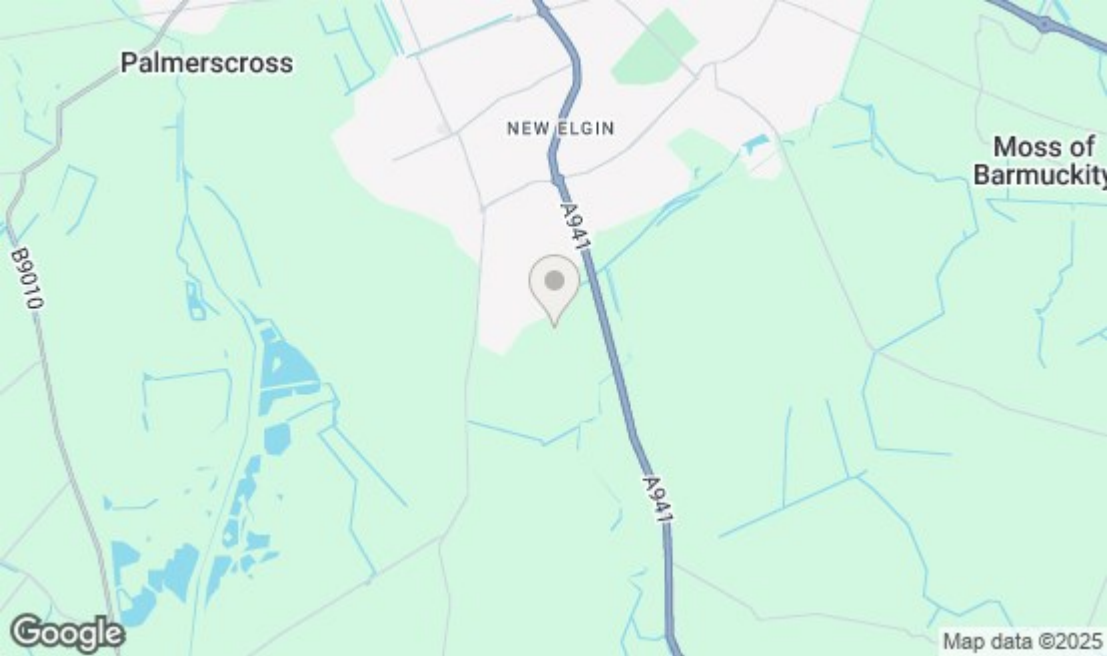
The French doors lead out to the south facing paved patio area.

The communal area is laid to lawn with planted borders.

Resident car parking area.

External storage unit for bicycles etc.





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