



Chandlers Rise, Elgin, IV30 4JB

Offers Over £220,500

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Semi detached three bedroom house on a corner plot
- Quiet yet central residential location
- Gas central Heating
- Double glazing
- Superfast broadband available
- Off-street parking
- Modern fitted kitchen
- Accompanied viewings, 7 days a week by appointment only
- Home report available on request
- Entry date, by mutual consent

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!



Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This immaculate three-bedroom property is situated at the corner of a cul-de-sac in a desirable residential area of Elgin. Far enough from the city centre to enjoy peace and quiet but close enough to easily walk into and enjoy the many charms of Elgin, 55 Chandlers Rise is a delightful family home offering comfort, space and a stylish contemporary aesthetic. Constructed in 2001, the house has been well kept and is presented in excellent condition. The exterior has a cheerful stone facade in warm tones with an attractive grey front door and window frames. The front of the house is laid with gravel and provides off-street parking.

Accessing the property through a vestibule, the hallway opens into a spacious living room with a west-facing aspect and a view to the front of the house. With angled walls and alcoves, the living room is interestingly shaped, creating features and a sense of uniqueness in the space. The room is cleanly decorated in a neutral palette, with one wall decorated in geometric wallpaper. The kitchen-dining room has a fabulous contemporary look with two-tone grey cabinetry and white worktops, complemented by a dark grey sink and chrome power outlets and fittings. The appliances are stainless steel, which perfectly offsets the kitchen's styling. The dining area is finished in coppery colours, offering warm touches to the room. Glazed patio doors lead to the garden. A spacious cloakroom with WC and wash hand basin is decorated in stylish grey striped paper and is conveniently close to the front door.

Upstairs, there are three comfortable bedrooms. The principal room is decorated in a warm, neutral palette, with a mirrored built-in wardrobe and a view overlooking the garden. The second bedroom and the smaller third bedroom, which is currently used as a nursery, are also both tidy and well-presented spaces. One of these could easily make a convenient study or games room, depending on the new owners' needs. The family bathroom is fitted with white sanitary ware, including a WC, wash hand basin and convenient shower bath. The bathroom is both attractive and practical and decorated in light hues with warm-coloured panels.

To the rear and side of the property, a striking garden is enclosed with grey timber fencing and offers a fabulous modern space for relaxing and entertaining. With paving, lawn, and a dark grey raised decked seating area, the garden is a stylish setting that complements the house's aesthetic very well. At 81m², this delightful contemporary home offers an ideal place to raise a young family. With its fabulous location close to the centre of Elgin and in a desirable residential area, 55 Chandlers Rise is a lovely addition to Hamish Homes' portfolio.

ABOUT ELGIN

A former Royal Burgh of Moray, Elgin is a popular city just one hour from Inverness and 90 minutes from Aberdeen. Located on the A96, the Elgin is ideally placed for some of the major centres in Northern Scotland, as well as architecturally and historically significant buildings, including Elgin Cathedral and world-class distilleries. With outstanding scenery and a famous past, Elgin is popular with visitors but has also grown into an important commercial centre in its own right.

Although a City, Elgin retains a delightful community charm and a natural dignity that attracts high-value brands, giving the area a feel of luxury but in a way that is accessible and welcoming. Elgin is well provided with local services, being home to UHI Moray, Dr Greys Hospital, doctors, dentists, and many independent businesses. There are a number of primary schools and a high school, and Gordonstoun School and Aberlour House are just 15 minutes away.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: D

EPC Rating: C (78)

Entry Date: By mutual consent

Home Report: Available on request.

Viewings: By appointment only, 7 Days a week accompanied by agent.

INCLUDED IN THE SALE:

All floor coverings curtains and blinds and all integrated kitchen appliances.

ANTI-MONEY LAUNDERING LEGISLATION

As with all Estate Agents, Hamish is subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers and any offer presented to us must be accompanied by the current address, date of birth, and of proof of funds for all purchasers and of any family members who may be gifting deposits. From time to time, certified photographic evidence of the buyer's identity and proof of address may also be required. We are unable to progress any sale to completion, until these requirements have been fully satisfied.





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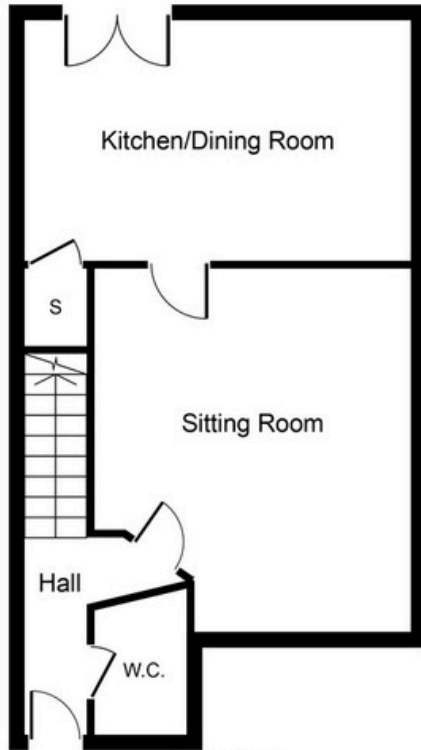


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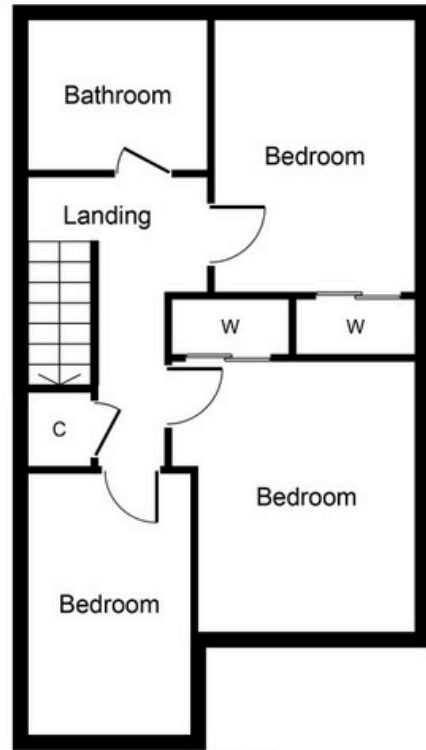


81 m2





Ground Floor
Approximate Floor Area
451 sq.ft.
(41.9 sq.m.)

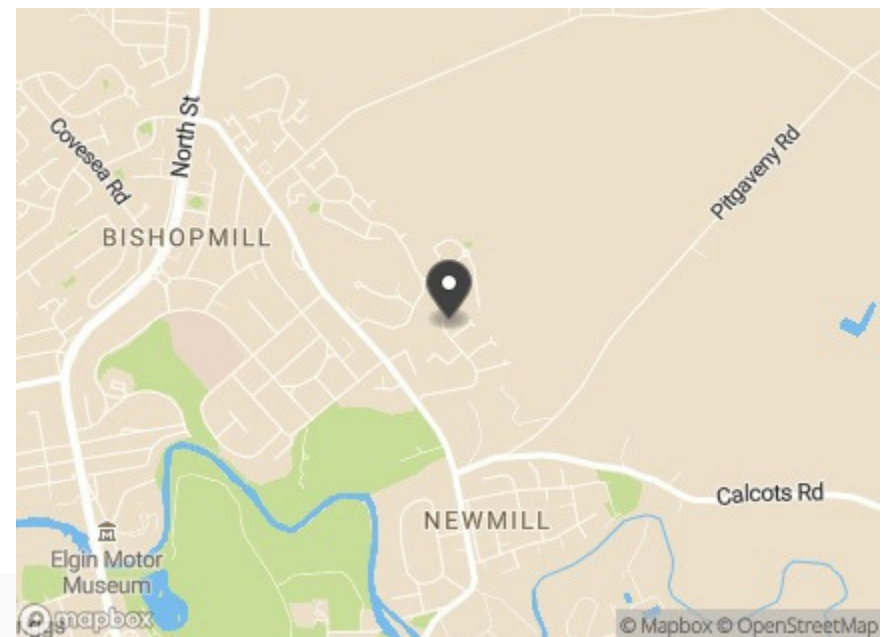


First Floor
Approximate Floor Area
451 sq.ft.
(41.9 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	87
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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