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A superb renovation opportunity for the discerning buyer searching for an elegant family home enjoying a sought after West End situation highly convenient for the city centre, local amenities, West End Primary, Elgin Academy and Dr Grays Hospital.

Craigmore dates from circa 1960 and whilst requiring renovation, the potential that this charming home has will only be limited by imagination.

The current spacious accommodation comprises : Entrance Porch, Hallway, double aspect Lounge with bay window, extended double size Family Room, Kitchen, Rear Lobby, Boiler Room and Guest WC. Upper floor with 3 Bedrooms and Bathroom (there were 4 bedrooms previously and 2 were joined together to form one large one). In addition there is a large attic and a garage.

Of particular note are the large wonderful garden grounds within which Craigmore sits centrally.

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Craigmore, 9 Fleurs Drive, Elgin, IV30 1SS

Offers Over £325,000

Entrance Porch

4'3" x 5'7" (1.31 x 1.71)

Attractive entrance to the property.

Hallway

Spacious hallway with feature staircase to the upper floor.

Lounge

15'7" x 17'11" (4.76 x 5.47)

Wonderful 2 aspect social space with Bay window (2 radiators below) and triple rear facing windows. Fireplace, wall lights and carpet.

Family Room

14'7" x 22'4" (4.47 x 6.81)

Superb "double" room with patio doors and rear picture window. 2 light fittings, radiator. Double fitted cupboard.

WC

5'8" x 6'3" (1.73 x 1.92)

Wash hand basin in vanity and wc. Front facing window. Ceiling light, heater and wood effect vinyl flooring.

Kitchen

7'11" x 16'4" (2.42 x 4.98)

Basic kitchen with 2 front facing windows. Range of fitted units with work surfaces and sink with drainer. 2 light fittings, radiator and vinyl flooring.

Rear Lobby

Larder cupboard. Back door to outside. Door to :-

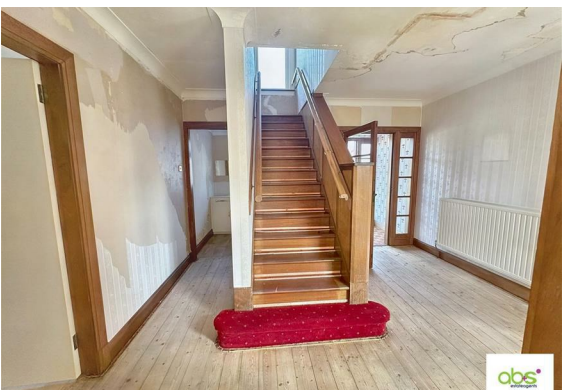
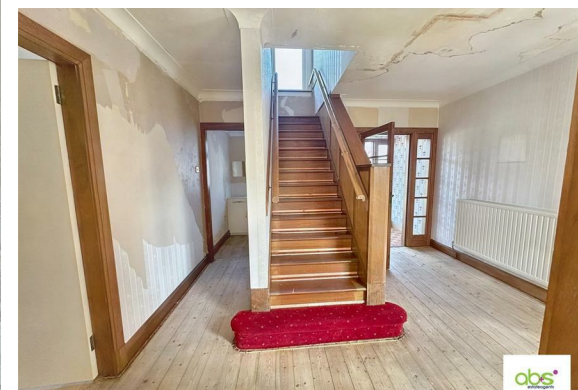
Boiler Room

4'6" x 5'8" (1.39 x 1.75)

Boiler and hotwater tank. Great Utility potential.

Upper Landing

Generous upper landing with 2 good generous cupboards. 2 light fittings, radiator and timber flooring. Hatch with pull-down ladder to attic.





Bedroom 1

12'5" max x 18'2" max (3.8 max x 5.55 max)
Formerly 2 bedrooms which have been linked to be a large room with 5 windows on 3 elevations. 2 Ceiling lights, 2 radiators and carpet. Wardrobe. Vanity wash hand basin.

Bedroom 2

11'6" x 14'7" (3.51 x 4.45)
Lovely South facing double bedroom with 2 windows bringing in great natural light and enjoying a lovely view over the rear garden. Double wardrobe. Ceiling light, radiator and carpet.

Bedroom 3

7'8" x 11'2" (2.36 x 3.42)
Double Bedroom with 2 front facing windows. Double wardrobe. Ceiling light fitting, radiator and carpet.

Bathroom

6'0" x 10'2" (1.83 x 3.11)
Family bathroom with bath, wc and wash hand basin. Front facing window. Ceiling light, central heated towel rail. Wall mounted electric heater. Carpet.

Attic

16'10" x 33'8" (5.14 x 10.27)
Capacious loft offering great storage or conversion potential.

Garden

Beautiful garden grounds - mature and plenty big enough to extend the house as or if needed.

Garage

9'10" x 17'8" (3 x 5.4)
Garage with up and over door. 2 windows. Power and light.

Fixtures and Fittings

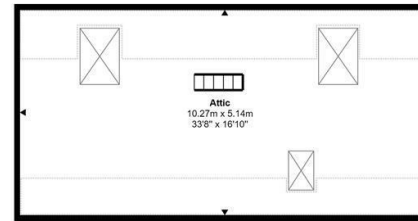
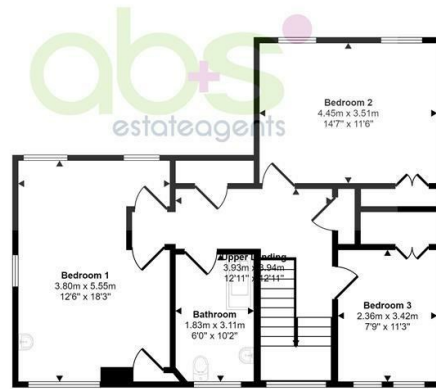
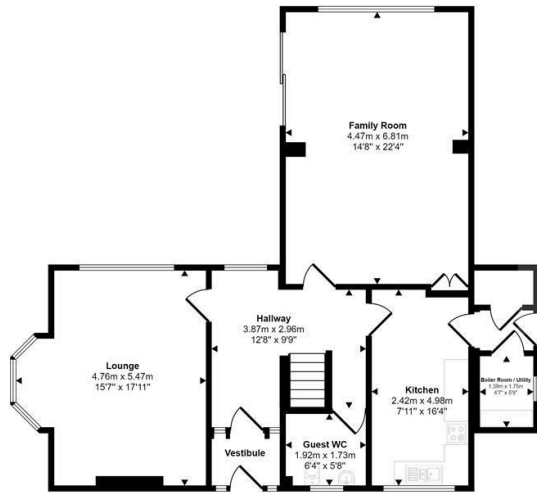
Craigmore is being sold as seen.

Home Report

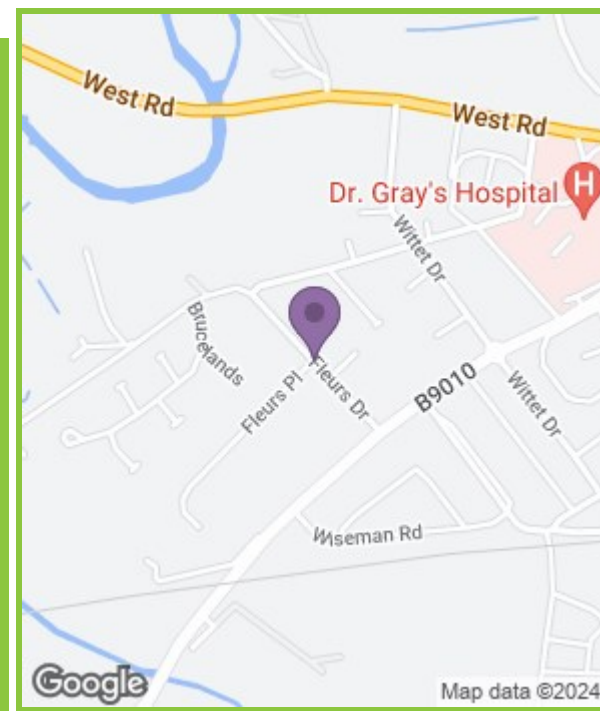
The Home Report Valuation as at 18th March, 2024 is £325,000, Council Tax Band F and EPI rating is D.



Approx Gross Internal Area
218 sq m / 2345 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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