



Stillmans Wynd, Elgin, Moray

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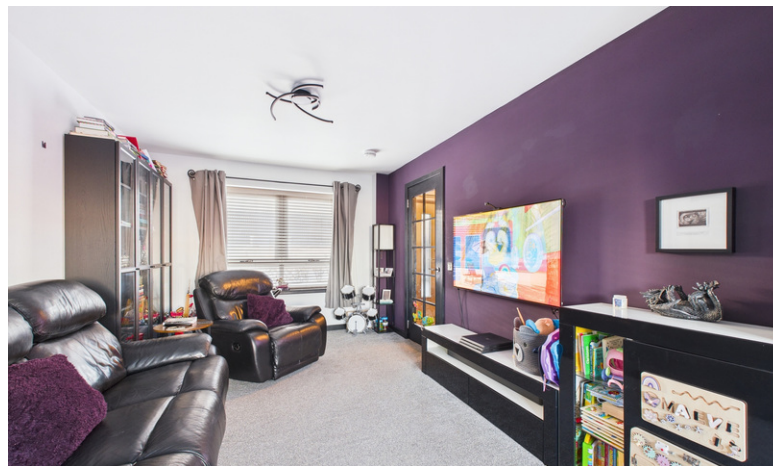


# Stillmans Wynd Elgin Moray

3 Bedroom Family Home  
Bright Living Room  
Modern Kitchen & Dining Room  
3 Bedrooms  
Family Bathroom & Shower Room  
Driveway for private parking  
Enclosed rear Garden  
Gas Central Heating & Double Glazing

CCL are delighted to offer for sale this modern three bedroom detached family home, built by Springfield Homes, in the popular area of New Elgin. The property offers good family accommodation on two floors, with an area of lawn and lock block driveway providing off street parking, to the front and an enclosed, rear garden mainly laid to lawn, with slabbed patio and wooden gate giving access to the driveway. Ideal purchase for a growing family and viewing is highly recommended to appreciate the space and quality of the accommodation on offer.

The property is located in a quiet and very popular residential suburb of New Elgin, just a few minutes' drive from the main city centre of Elgin. New Elgin has local amenities such as GP surgery, dental surgery, a nursery/childcare facility, groceries store and other retail units. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 23,000. The town offers a vast array of amenities and facilities including a number of primary schools, two secondary schools, hospital, health and social services. A range of high street shops, small retailers, sport and leisure facilities are on offer in the vicinity. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students. The town is extremely well serviced and is situated on the A96, with good transport links to Inverness and Aberdeen and their respective airports







Well presented family home with good accommodation spanning two floors, comfortable living room, modern kitchen & dining room on open plan with patio doors to the garden, shower room completes downstairs, 3 bedrooms and family bathroom on the first floor. Double Glazing and Gas Central Heating. Included in the sale are all carpets and floor coverings, blinds, curtains and light fittings.

#### Entrance Hallway:

Nice open hallway with stairs to upper floor, under stair storage cupboard, and access to living room, kitchen and shower room.

#### Shower Room:

Shower Room fitted with white WC and Wash Hand Basin, shower cabinet with electric shower and west wall fitted. Wall mounted medicine cabinet, shaver point and Heated, open towel rail.



#### Living Room:

A spacious, comfortable room with large window to the front, providing excellent natural light, on open plan with the dining area and kitchen.

#### Kitchen/Dining Room:

Lovely, bright kitchen fitted with a good range of wall & base units in grey with complementing dark worktops incorporating a sink and drainer. Integral oven, microwave, gas hob and chimney style cooker hood, fridge and freezer. Spacious dining area, again on open plan, with patio doors leading to the garden.



#### Upper Landing:

Carpeted staircase leads to the upper landing which in turn gives access to all bedrooms and family bathroom and has shelved storage cupboard.

#### Bedroom 1:

Good sized double bedroom situated to the front of the property, with mirror door fitted wardrobes.

#### Bedroom 2:

Again, a good sized double room with window to the rear and mirror door fitted wardrobes



#### Bathroom:

Fitted with a 3 piece white suite comprising of bath with overhead shower and glazed screen. White WC and sink in vanity unit, wall mounted mirror door medicine cabinet. shaver point and heated towel rail.

#### External

Garden area to the front is laid to lawn with lock bloc driveway providing private parking and leads to the wooden gate giving access to the rear where there is an enclosed garden mainly laid to lawn with patio area. Rotary clothes drier and garden shed.













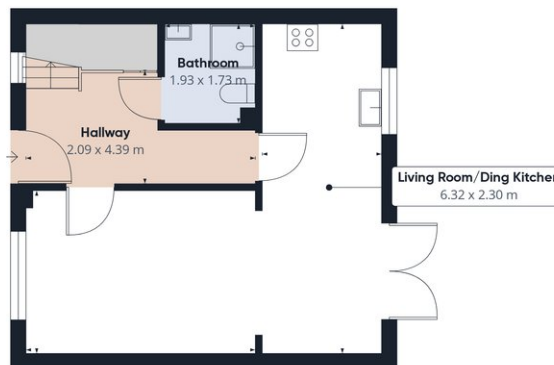
## Tenure

Freehold

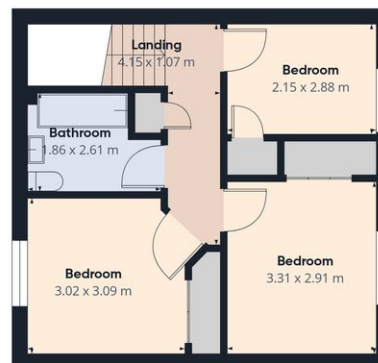
## Services

The property has mains gas, water, drainage, and electricity

Living Room  
3.13 x 4.42 m



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
79.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All appointments to view this or any of our other properties must be made through the vendors sole agents.

CCL Property

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.