



10 Greenfield Circle | Elgin | Moray | IV30 5NF

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# 10 Greenfield Circle, Elgin, Moray, IV30 5NF

- 4 Bedroom Detached House
- Living Room with Patio Doors
- Kitchen / Dining Room on open plan
- Main Bedroom with En-Suite
- 3 Further Bedrooms
- Family Bathroom & WC
- Garage & Driveway for private parking
- Enclosed garden to rear
- Double Glazing & Gas Central Heating

## Summary

CCL Property are delighted to offer this desirable four bedroom detached house in the popular area of Bishopmill in Elgin. The property has tasteful, modern, contemporary décor to create a delightful family home, benefiting from GCH and DG throughout. Spanning two floors the property comprises of entrance hall, Living Room, Kitchen Diner on open plan, WC, main bedroom with en-suite shower room, 3 further bedrooms and a family bathroom. Well maintained enclosed rear garden and with driveway to the front providing private parking for 2 vehicles, which leads to the garage.

In the popular Bishopmill area, to the North West of Elgin, the property is ideally located to offer a pleasant setting. The area benefits from views over Elgin and the surrounding countryside, with easy access to Quarrel Wood and country walks. The thriving market town of Elgin is regarded as the commercial and administrative capital of Moray and is home to a vast array of amenities and facilities and is home to the Moray College UHI, two secondary schools and further benefits from a number of retail, sport and leisure facilities. From the Cairngorm Mountain range to the nearby sandy beaches the county of Moray offers some truly exceptional and varied scenery. The town and its surrounding area are steeped in history and benefit from a pleasing climate throughout the year. Elgin is extremely well served through various established transport links including its railway station and main bus terminus. Both Inverness and Aberdeen offer a large range of services and both benefit from airports.





## Property

Beautiful, modern four bedroom detached family home has spacious accommodation on two floors. With enclosed garden, private parking on driveway and garage. Gas central Heating and double glazing. All carpets and floor coverings, blinds and light fittings are included in the sale.

Accommodation:

Entrance Hall:

External door provides access to the welcoming hallway, which has carpeted staircase leading to the upper floor and access to all downstairs rooms.

Cloak room:

Fitted with a white two piece suite comprising, WC and wash hand basin. Also has a shelved storage cupboard, this space would have originally been to install a shower.

Living Room: (4.83m x 3.22m)

A comfortable, modern room decorated in contemporary light, cool tones, with patio doors leading onto the rear garden, which floods the room with natural light.

Kitchen: (4.72m x 2.71m)

A bright modern kitchen fitted with a good range of wall and base units in pale grey with contrasting work tops, incorporating stainless steel sink and drainer, a 5 ring gas hob with steel splash back and overhead chimney style extractor hood. Integral double oven, fridge and freezer, dish washer and washing machine. Door leading to the garden.

Dining Room: (3.41m x 2.73m)

On open plan with the kitchen a spacious comfortable dining area with double to the hallway and ample space for dining table and chairs.

Upper Landing:

Carpeted staircase leads to the spacious upper landing which provides access to all rooms and has shelved storage cupboard.

Main Bedroom: (3.75m x 3.51m)

A beautiful, tranquil space with full length windows to the front, triple wardrobe providing ample hanging and shelf space. Recess space with storage which leads to the door to the En-suite.

En-Suite Shower room:

Fitted with white WC, wash hand basin, which are both situated in vanity storage and shower cabinet, with mains shower installed, and glazed screen doors. Wall mounted storage cupboard with mirror door.

Bedroom 2: (4.03m x 2.60m)

A second double bedroom, this time situated to the rear and has ample space for free standing furniture.

Bedroom 3: (2.84m x 2.67m)

Third bedroom to the rear again with ample space for free standing furniture.

Bedroom 4: (2.82m x 2.20m)

Again, situated to the rear and has the access hatch to the storage loft. Currently being used as a Home Office.

Bathroom: (2.85m x 2.05m)

Spacious, light bathroom fitted with a 3 piece white suite, comprising WC, wash hand basin and bath with tiled splashback. Separate, shower cabinet with glazed screen door and fitted with matching tiling. Two wall mounted double storage cupboards with mirror doors. Frosted window to the side.

## External

Lock block driveway to the front with private parking for 2 vehicles and leads to the garage, areas of grass to either side. Wooden gate to the side leads to the rear. The rear garden is fully enclosed with a high wooden fence, mainly laid to lawn with a concrete slabbed patio area directly accessed from the Living room, raised wooden bordered flower beds, Decking with seating and grey fencing behind. Rotary clothes drier and outside tap.







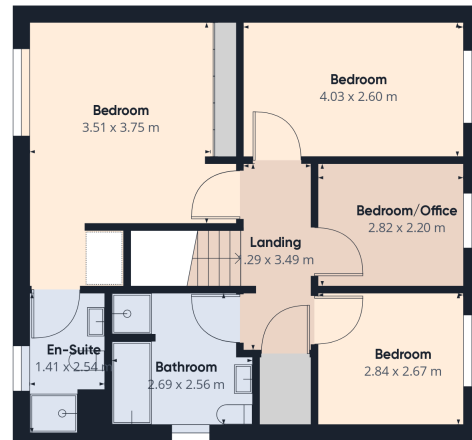








Floor 0



Floor 1



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

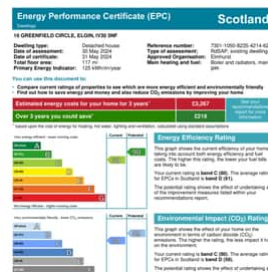
Reduced headroom  
0.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

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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.