

# 4 Leuchars Drive

ELGIN, MORAY, IV30 4AU

Offers Over £129,500



## Property Summary



Welcome to this charming three-bedroom mid-terraced house, nestled in a popular residential area with the added benefit of proximity to a local park and reputable schools. This property offers ample space for a growing family or those who enjoy having extra room for guests or hobbies. The layout provides a comfortable and spacious environment for daily living, with separate areas for relaxing, entertaining, and sleeping.



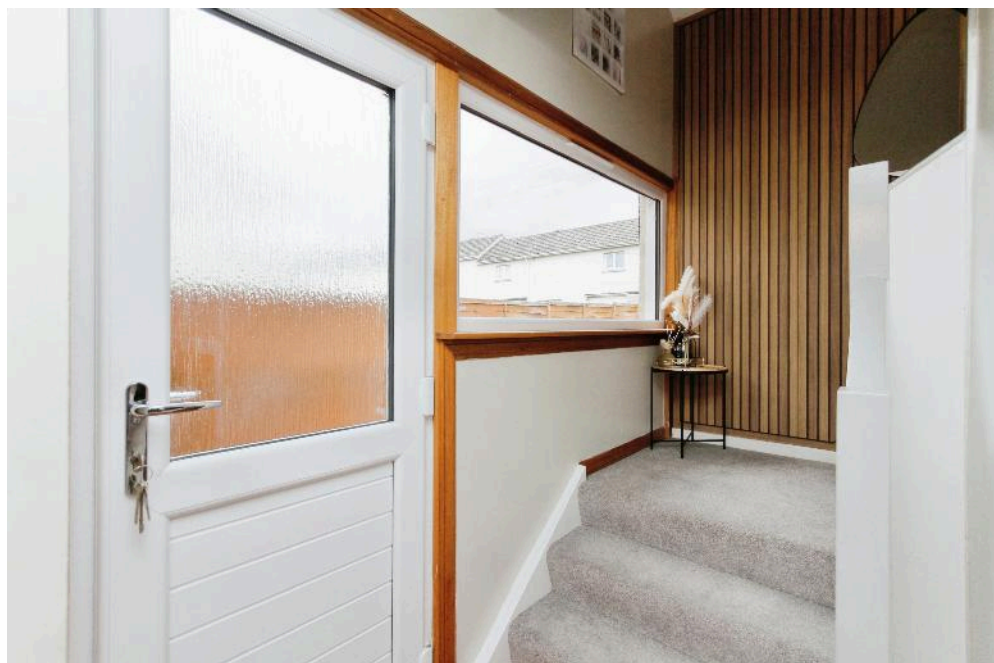
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As you step inside, you'll find a spacious living room and a well-proportioned kitchen on the ground floor, offering ample space for both family life and entertaining. The house boasts double-glazed windows throughout, ensuring a warm and quiet environment.

## THE LOUNGE



### Key Features

- Popular residential area
- Three bedroom mid-terraced house
- Generous accommodation
- Nearby local amenities and schools
- Double glazed , gas central heating
- Enclosed front and rear garden



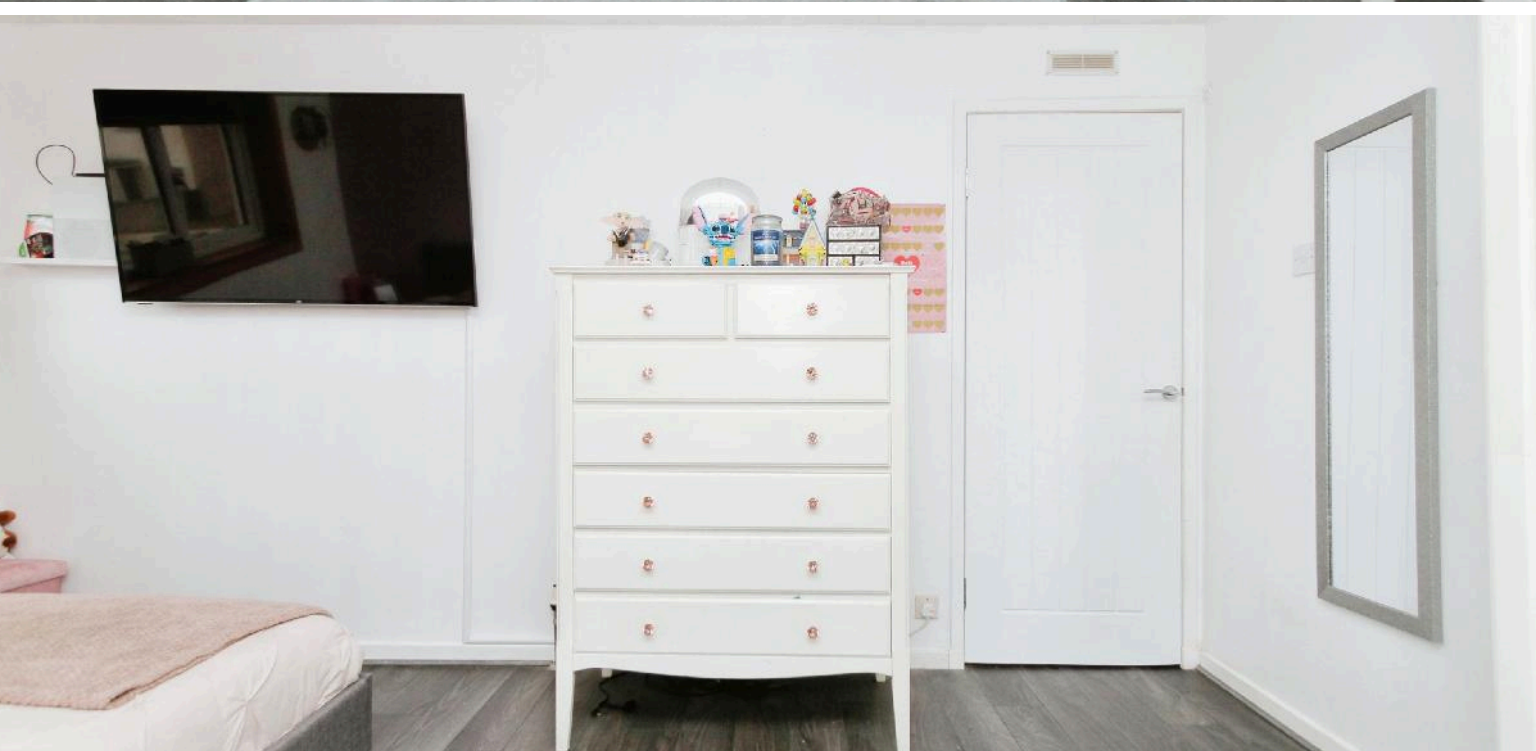
# KITCHEN & DINING AREA



The kitchen in this property is a generously proportioned and well-designed space that includes a dedicated dining area, making it ideal for family meals and gatherings. The layout provides a practical workflow, with easy access to the living room.

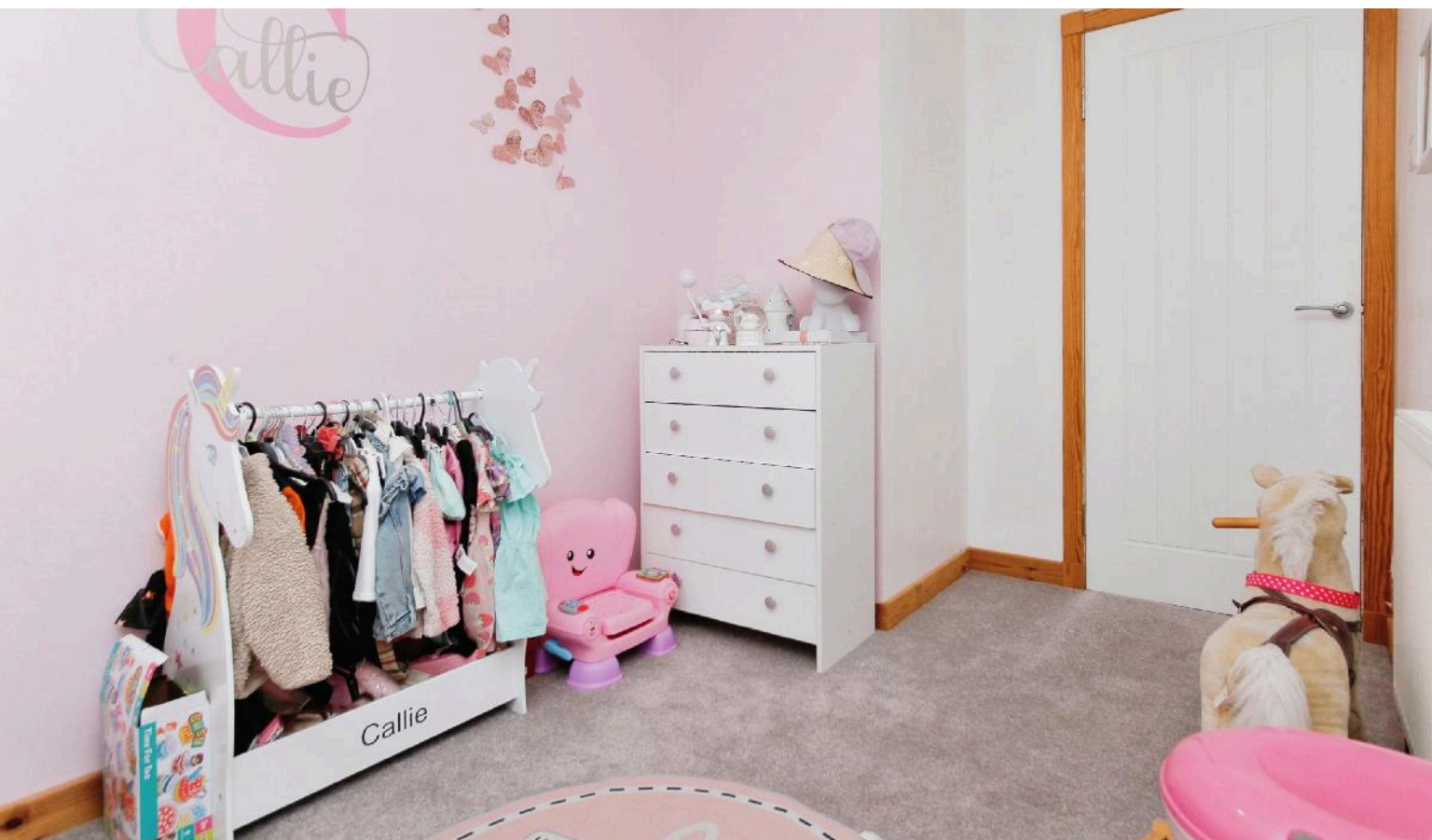


# BEDROOM ONE



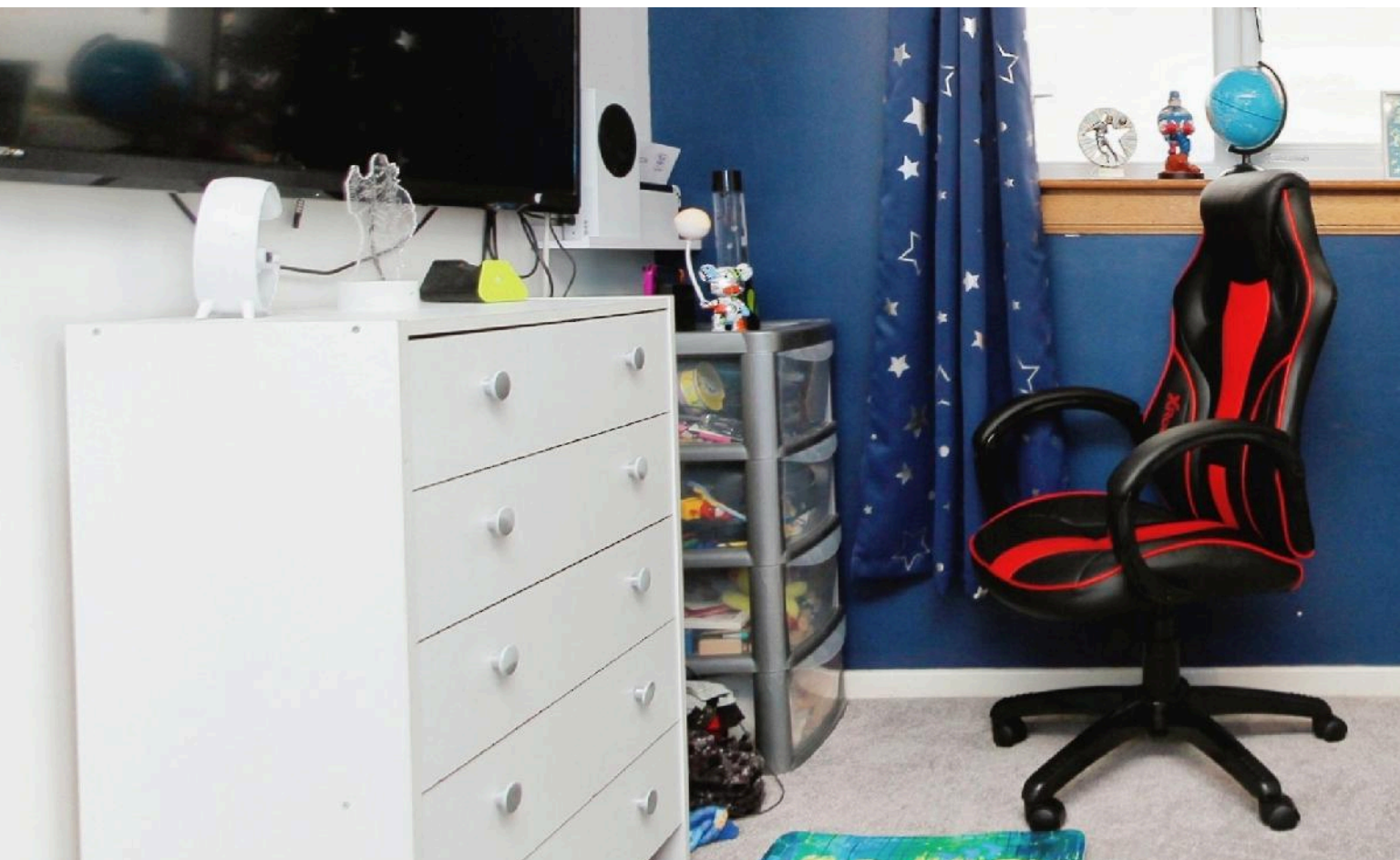
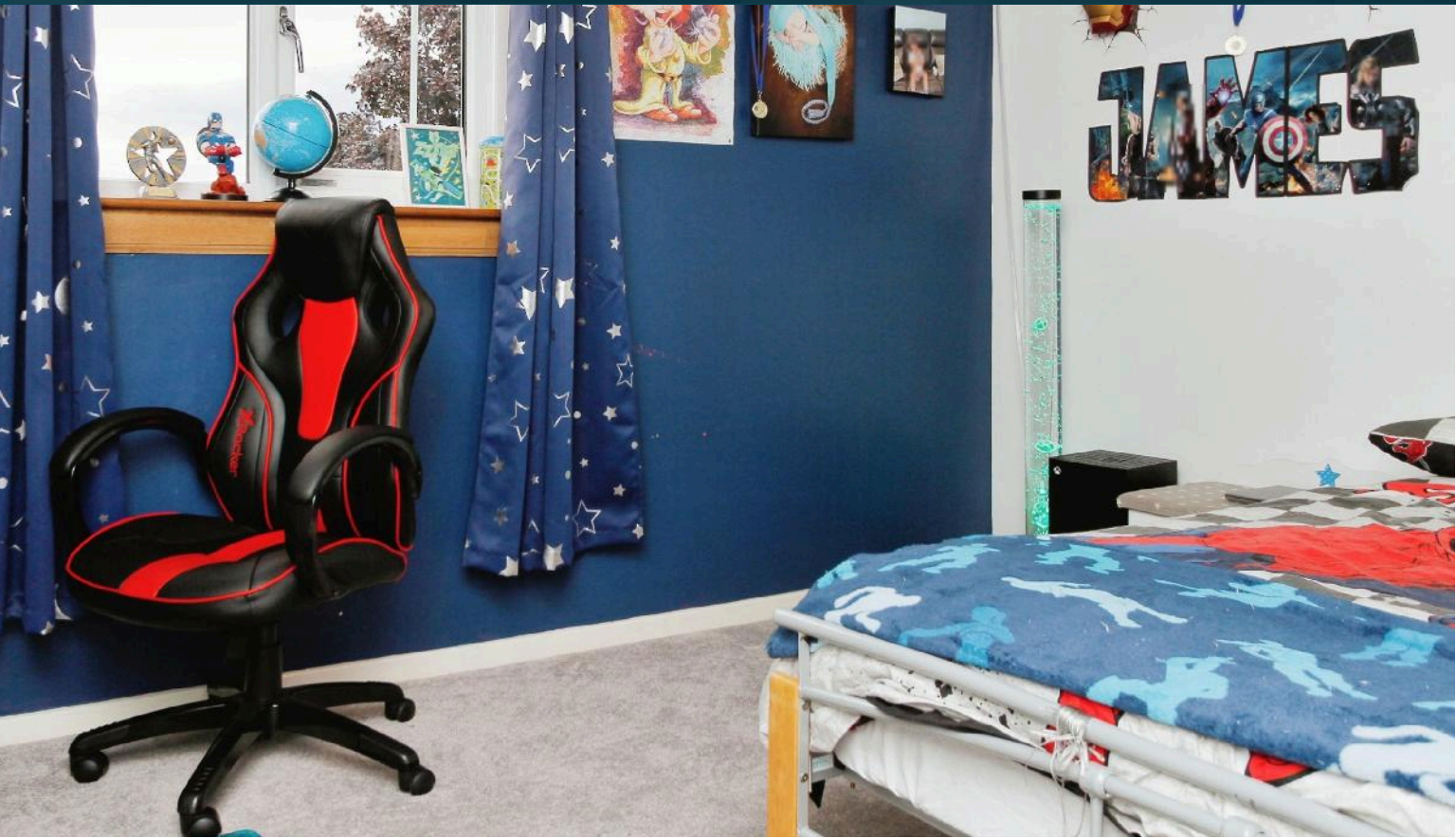


# BEDROOM TWO



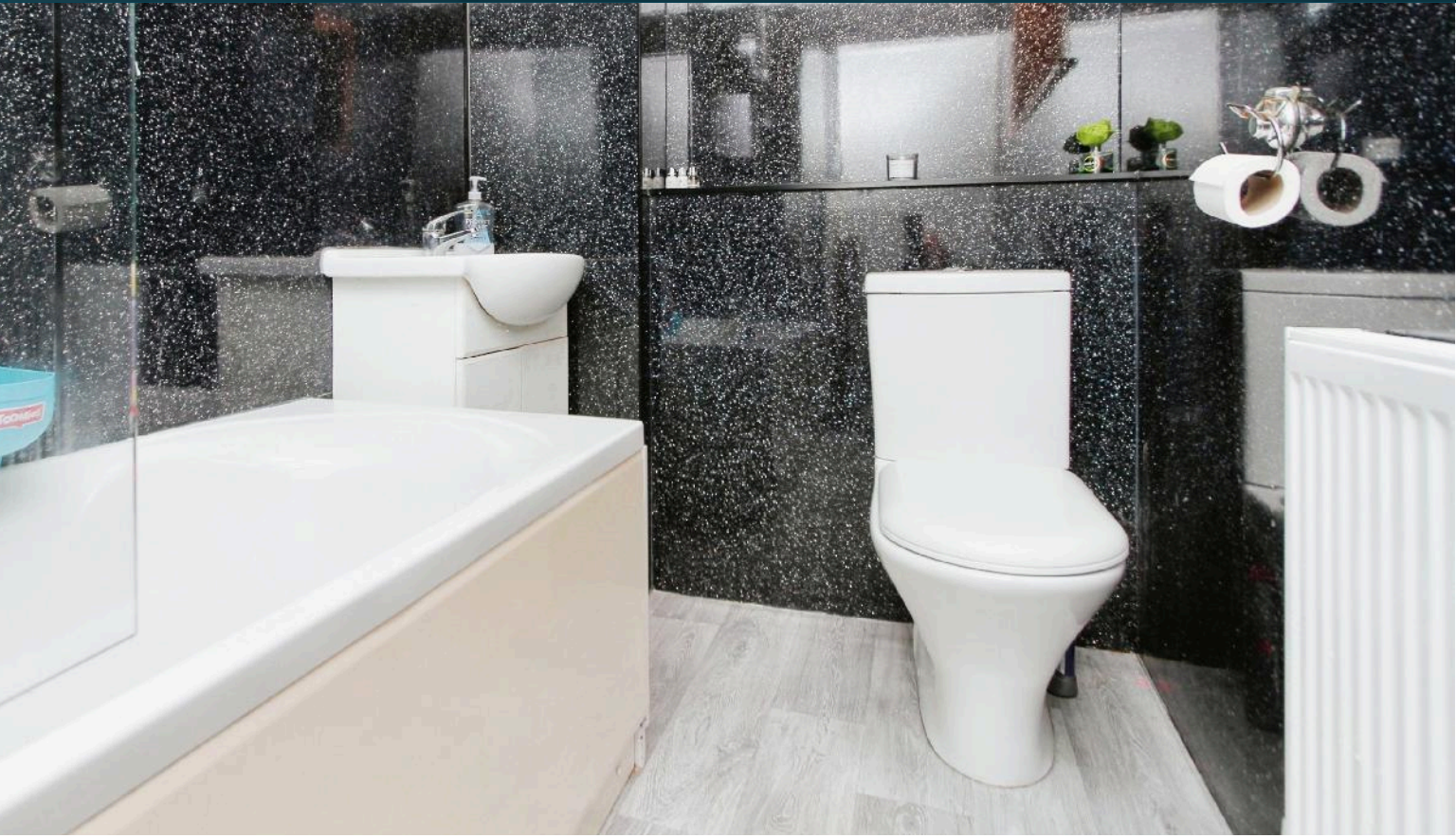


# BEDROOM THREE





# BATHROOM





# EXTERIORS



Outside, the property has an enclosed front and rear garden, providing a safe space for pets and family and an area for outdoor activities and relaxation.

With ample storage space throughout the home, this property is designed to meet the needs of modern living.



# LOCATION



Elgin, situated on the A96 road between Aberdeen and Inverness, offers a variety of educational facilities, including preschools, primary, secondary schools, and higher education. The cathedral city features leisure amenities such as health clubs, a swimming pool, golf courses, and bowling facilities, alongside banks, restaurants, cafes, pubs, local shops, and supermarkets in the town center.

The Moray Coast boasts mild, dry weather and stunning scenery, perfect for beach walks and wildlife spotting, including dolphins and seals. The nearby River Spey is renowned for salmon and trout fishing. Outdoor activities abound, with options for boating, sailing, golf, shooting, and winter skiing in the Cairngorms and The Lecht. The A96 provides easy access to Aberdeen and Inverness, which offer excellent rail, bus, and air services.

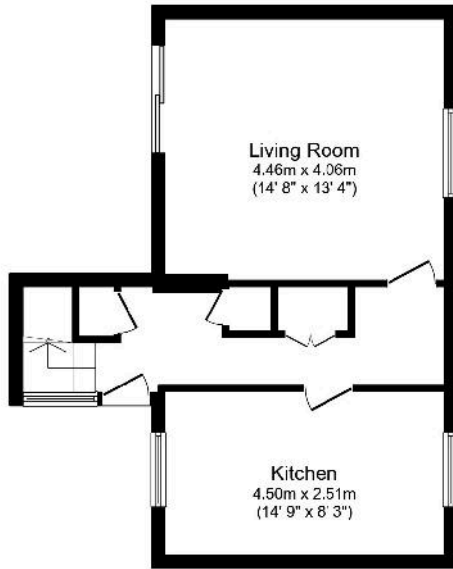


Elgin is a gateway to Scotland's rich cultural heritage, featuring historic sites like Elgin Cathedral and Spynie Palace, and hosting cultural events such as music festivals and art exhibitions. Whether you're into outdoor adventures, cultural experiences, or enjoying the Scottish landscape, Elgin has something for everyone.

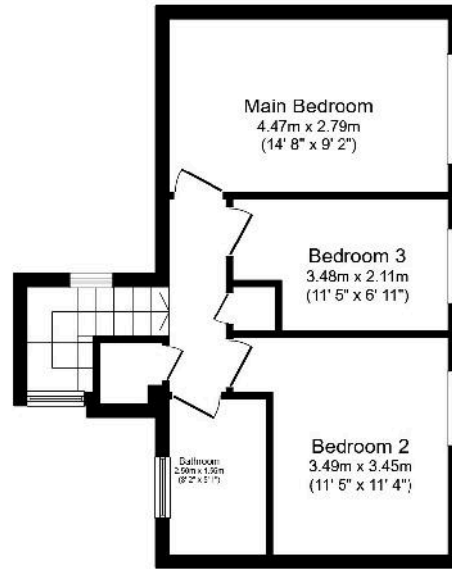


# VIEWING

Please contact [lynne.stewart@nested.com](mailto:lynne.stewart@nested.com) for viewings



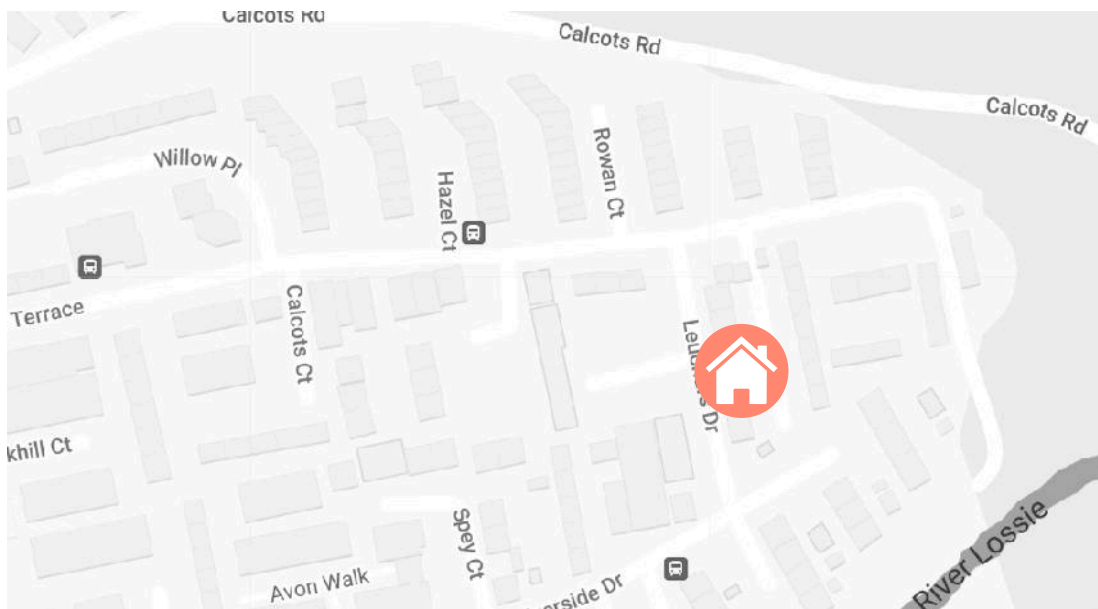
Ground Floor



First Floor

Total floor area 84.6 m<sup>2</sup> (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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