

Glen'aan  
Maisondieu Road  
Elgin  
Moray  
IV30 1RB



**Fixed Price £294,000**

Benefiting from a private position and within walking distance of Elgin's High Street is this roomy 3 Bedroom Detached Bungalow.

The property sits within a generous sized plot and features a long driveway with a lovely front garden. There is a large,

## Features

3 Bedroom Detached Bungalow

Spacious Plot

Walking distance to Elgin's High Street

Garage and Outbuildings which includes a Utility Room

Solar PV Panels and Hot water Panels

Gas Central Heating



**Benefiting from a private position and within walking distance of Elgin's High Street is this roomy 3 Bedroom Detached Bungalow.**

**The property sits within a generous sized plot and features a long driveway with a lovely front garden. There is a large, floored loft space which could offer the potential to extend the current accommodation (subject to planning consents required)**

**Accommodation comprises an entrance Vestibule, Hallway, a twin aspect Lounge, a 25ft long Kitchen / Diner, Conservatory, 3 Double Bedrooms and a wet room designed accessible Shower Room. The property also benefits from both Hot water and Solar PV Panels.**

#### **Entrance Vestibule**

Meter cupboard

Vinyl flooring

#### **Hallway**

2 ceiling light fittings

A large loft access hatch leads to a spacious floored attic space (floored area measures 47'10" (14.57) x 15'8" (4.77) and is fitted with lighting, this could offer the potential to extend the current accommodation (subject to enquires and planning consents required)

Single radiator

Built-in double cupboard for coats and shoes

A walk-in cupboard is at the end of the hallway, this houses the Worcester gas boiler and is fitted with a single radiator, shelving and lighting within

Fitted carpet

#### **Lounge – 16'1" (4.90) x 15'10" (4.82)**

A twin aspect room comprising a coved ceiling with light fitting

2 wall mounted light fittings

Double glazed window to the front offering a view across the front lawn, double glazed window to the side

Double radiator

Fitted carpet

#### **Kitchen / Diner – 25'2" (7.67) max into the recess x 10'1" (3.07)**

A twin aspect room with the kitchen area comprising recessed ceiling lighting

A single glazed internal window with secondary glazing looks into the conservatory

Single radiator

Wall mounted cupboards and fitted base units

Integrated gas hob with overhead extractor hood

Integrated microwave, electric oven and fridge

Space to accommodate a dishwasher

Vinyl flooring

The room continues with the dining area of the kitchen with a ceiling light and wall mounted light fittings

Double glazed window to the side

Single radiator

Fitted carpet

**Conservatory – 11' (3.35) x 6'5" (1.94)**

Strip light ceiling fitting

Double glazed windows to the side and rear aspects

A double glazed door gives access out to the driveway, outbuildings and gardens

Vinyl flooring

**Bedroom One – 12'11" (3.94) x 12'6" (3.81) max into door recess**

Coved ceiling with a pendant light fitting

Double glazed window to the rear

Double radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

**Bedroom Two – 11'5" (3.47) plus wardrobe space x 11'9" (3.57)**

Coved ceiling with a pendant light fitting

Double glazed window to the front offering a view across the front garden

Single radiator

Built-in double wardrobe

Fitted carpet

**Bedroom Three -11'3" (3.42) plus wardrobe space x 11'10" (3.60)**

Coved ceiling with a pendant light fitting

Double glazed window to the front offering a view across the front garden

Single radiator

Built-in double wardrobe

Fitted carpet

**Shower Room – 9'1" (2.76) max into the recess x 6'9" (2.04)**

A wet room accessible designed shower room

A plastic lined ceiling with recessed lighting

Double glazed window to the rear

Double radiator

Shower area with mains shower and wet wall finishing to the walls

Floating design wash basin and a press flush W.C

Built-in storage cupboard and a fitted wall cabinet

**Gardens**

A lovely front garden with a long driveway which runs through the centre and this leads to a single garage at the rear of the property

The gardens feature a variety of plants and shrubs and a front boundary hedge providing privacy

There is also a side area of garden with drying line

**Outbuildings and Utility Room**

At the rear of the property there is an outbuilding which offers 2 rooms, the 1st or the rooms measures 12'1" (3.68) x 11'6" (3.50) and could be utilised as a gym or workspace. Fitted with lighting, power and a double glazed window to the front

The 2nd room is a Utility Room measuring 11'8" (3.55) x 8'8" (2.64), pendant light fitting, double glazed window to the side, fitted base units and a single sink with a double drainer. Space to accommodate a washing machine, tumble dryer, chest freezers etc.

In addition to this there are 2 greenhouses and a further block-built outbuilding with a profile roof which is divided into 3 separate parts and has 3 entry doors. This can provide storage for gardening tools etc.

### Garage and Driveway

A long driveway leads up to the property and can provide parking for several vehicles, this leads to a Garage at the rear.

### Note 1

All light fittings & floor coverings are to remain.

## Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.





















Energy Performance  
Rate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Council Tax Band

Currently E



**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.