

30 High School Drive
Elgin
Morayshire
IV30 6UE



Fixed Price £280,000

Located within a desirable area within the New Elgin side of the town is this 3 Bedroom Detached Bungalow benefiting from a Double Driveway and a Private Rear Garden.

The property is within walking distance of Elgin's Golf Club and the Elgin High School.

Features

3 Bedroom Detached Bungalow

Spacious Floored Attic

Attached Garage measuring 26ft deep

Double Glazing

Electric Heating



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The property is within walking distance of Elgin's Golf Club and the Elgin High School.

Accommodation comprises a Vestibule, W.C, Hallway, Lounge, Dining Room, Kitchen / Breakfast Room, a Utility Room, 3 Double Bedrooms and a Bathroom.

Vestibule

Coved ceiling light fitting

Wood flooring

Hallway

Coved ceiling with 2 ceiling light fittings

A loft access hatch fitted with a ladder, leads to a spacious floored attic space with lighting

2 electric storage heaters

A built coat cupboard

2 built-in storage cupboards, once of which houses the hot water tank

Fitted carpet

W.C – 7' (2.13) x 4'7" (1.38)

Pendant light fitting

Double glazed window to the front

Pedestal wash basin and a W.C

Vinyl flooring

Lounge – 15'9" (4.80) x 14'9" (4.49)

Coved ceiling with light fitting

Double glazed window to the front

Electric heater

Fitted carpet

Dining Room – 10'6" (3.20) x 10'6" (3.20)

Coved ceiling with light fitting

Double glazed double doors to the rear which lead out to the garden

Serving hatch to the kitchen

Electric heater

Vinyl flooring

Kitchen / Breakfast Room – 9'9" (2.96) x 10'6" (3.20)

A strip light ceiling fitting

Double glazed window to the rear

A range of white wall mounted cupboards and fitted base units with granite worksurfaces

Integrated induction hob and electric oven

Integrated fridge/freezer

A ceramic single sink with drainer unit and mixer tap

A 'kick space' electric heater

Low-level blue led lighting

Tiled flooring

Utility Room – 8'4" (2.54) plus cupboard space x 5'5" (1.64)

Pendant light fitting

Fitted base unit with a circular sink and mixer tap

Space to accommodate a washing machine (to remain) and space to accommodate a tumble dryer

A built-in storage cupboard

Tiled flooring

A double glazed door to the rear leads out to the garden

Bedroom One – 11'9" (3.57) x 10'6" (3.20) plus wardrobe space

Pendant light fitting

Double glazed window to the rear looking onto the garden

An electric panel heater

Built-in double wardrobe with sliding doors

Fitted carpet

Bedroom Two – 10' (3.05) plus wardrobe space and a door recess x 10'3" (3.12)

Ceiling light fitting

Double glazed window to the front

An electric panel heater

Built-in double wardrobe with sliding doors

Fitted carpet

Bedroom Three – 10' (3.05) plus wardrobe space x 11'1" (3.37)

A double bedroom comprising a ceiling light fitting

Double glazed window to the front

Electric panel heater

A built-in single wardrobe

Fitted carpet

Bathroom – 10'6" (3.20) max into door recess x 7'5" (2.25)

Pendant light fitting

Double glazed window to the rear

A 4-piece suite comprising a shower cubicle with mains shower, bath, W.C and a pedestal wash basin

Vinyl flooring

Garden

A rear garden which has high hedging providing privacy

Mostly laid to lawn with some fruit trees including a plum, apple and cherry tree

Timber a built shed to one side

Garden tap

Driveways and Garage

The property features driveways at either end of the property providing off-street parking

There is a roomy garage measuring 26'4" (8.02) deep x 11'2" (3.40) wide, fitted with power points, a work bench, lighting, a rear entrance door and a double glazed window

Note 1
All light fittings & floor coverings are to remain.

Energy Performance
Rate

Council Tax Band

Currently E

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 36 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |









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.