

11 Bremner Drive
Elgin
Morayshire
IV30 4GJ



Offers Over £155,000

Located within close proximity to Elgin's local amenities is this 2 Bedroom Semi-Detached House which has a Driveway and a Rear Garden with 2 storage sheds

Features

2 Bedroom Semi-Detached House

Newly fitted Front Door

Newly fitted Kitchen Units & Vinyl Flooring

Ground Floor W.C

Own Driveway

Rear Garden

Double Glazing

Gas Central Heating

Located within close proximity to Elgin's local amenities is this 2 Bedroom Semi-Detached House which has a Driveway and a Rear Garden with 2 storage sheds.

Accommodation comprises a Vestibule, Hallway, Ground Floor W.C, Lounge and a Kitchen. The 1st floor comprises 2 Double Bedrooms and a Bathroom.

Vestibule

Ceiling light fitting
Laminate flooring

Hallway

Ceiling light fitting
Single radiator
Built-in shelved storage cupboard and a further coat cupboard with shelf and hanging space within
A carpeted staircase leads up to the 1st floor landing
Laminate flooring

Ground Floor W.C – 5'3" (1.59) x 4'5" (1.33)

Pendant light fitting
Double glazed window to the rear
Single radiator
Pedestal wash basin and W.C
Laminate flooring

Lounge – 13'10" (4.21) x 11'10" (3.60)

Ceiling light fitting
Double glazed window to the front
Double radiator
Laminate flooring

Kitchen – 12' (3.66) x 9'2" (2.79) plus cupboard space

Ceiling light fitting
Double glazed window to the rear
Single radiator
A large walk-in cupboard measuring 8'9" (2.66) max x 2'11" (0.97)
A newly fitted range of fitted kitchen base units with high gloss finish doors, a single sink and drainer unit unit.
Space to accommodate an electric or gas cooker
Space to accommodate a washing machine, dishwasher and fridge/freezer
Worcester gas boiler to one corner
Newly fitted vinyl flooring

A side entrance door leads out to the garden

1st Floor Accommodation

Landing

Ceiling light fitting
Loft access hatch
Double glazed window to the side
Single radiator
A built-in storage cupboard
Fitted carpet

Bedroom One – 9'6" (2.89) plus wardrobe space x 10'3" (3.12)

Pendant light fitting
Double glazed window to the front
Single radiator
Built-in wardrobe with sliding mirrored doors
Fitted carpet

Bedroom Two – 11'11" (3.62) plus wardrobe space x 9'2" (2.79)

Pendant light fitting
Double glazed window to the rear
Single radiator
2 built-in single wardrobes
Fitted carpet

Bathroom – 8'3" (2.51) max into the recess x 7'6" (2.28) max into the door recess

Ceiling light fitting
Double glazed window to the front
Single radiator
Pedestal wash basin, W.C and bath with a mains shower
Laminate flooring

Garden

A good-sized garden which commences with a paved seating area
There are 2 storage sheds

Driveway

The property benefits from a driveway providing off-street parking

Note 1

All light fittings & floor coverings are to remain.

Energy Performance Rate

Council Tax Band

Currently C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(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.