



grampian **property** centre



SEAFIELD STREET ELGIN, IV30 1QZ



2 Bedroom Detached Bungalow with a 1 Bedroom Self Contained Bungalow Extension

The 1 Bedroom Bungalow would be an ideal rental property or a separate annexe for family members.

2 Bedroom Bungalow

Double Glazing
Gas Central Heating
Driveway & Timber Built Garage
Gardens: 77' wide x 85' deep

Council Tax
Band C

EPC Rating - D

1 Bedroom Bungalow

Double Glazing
Gas Central Heating

Council Tax
Band B

OFFERS OVER £240,000

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52 High Street / Elgin / Moray / IV30 1BU

Tel: 01343 549944 / Fax: 01343 552378 / Email: info@gpc-elgin.co.uk / www.gpc-elgin.co.uk

73 High Street / Forres / Moray / IV36 1AE

Tel: 01309 696296 / Fax: 01309 675293 / Email: info@gpc-forres.co.uk / www.gpc-forres.co.uk

2 Bedroom Bungalow

Accommodation comprises a Vestibule, Hallway, Lounge, Kitchen, Dining Room, Vestibule, 2 Double Bedrooms & the Shower Room.

Entrance to the property is via a uPVC front entrance door with a double glazed frosted window which leads into a Vestibule.

♦ **Vestibule**

Coat hook rail
Tiled flooring
Controls to the Burglar Alarm

♦ **Hallway**

Ceiling light fitting
Single radiator
Attractive dark wood styled laminate flooring

♦ **Lounge: 15'1" into window recess x 11'9" (4.59 x 3.67)**



Ceiling light fitting
Double glazed windows to the front aspect
Double glazed window to the side aspect with a built-in cupboard beneath
Double radiator
Built-in storage cupboard which house the utility meters
Attractive dark wood styled laminate flooring



♦ **Kitchen: 10'5" plus door recess x 7'4" (3.17 x 2.23)**



2 x pendant light fittings
Mains heat sensor
Loft access hatch with a pull down ladder which leads to a loft space with lighting
2 x double glazed windows to the rear aspect
Double radiator

Wall mounted cupboards & fitted base units with roll top work surfaces & a single sink with drainer unit & mixer tap
Space to accommodate a free standing gas cooker, slimline dishwasher, washing & fridge freezer (all these items are to remain)
Attractive dark wood styled laminate flooring



♦ **Dining Room: 14'7" maximum x 13'4" maximum (4.44 x 4.06)**



Ceiling light fitting
Double glazed windows to the front aspect
Double glazed window to the rear aspect
Double radiator
Built-in storage cupboard which houses the colour CCTV screen & hard drive recording unit with 4 cameras located around the property (this is to remain)
Fitted carpet

A door leads to a 2nd front entrance vestibule

♦ **Vestibule**

A uPVC door with double glazed frosted window to the front which leads out to the Garden
Double glazed frosted window to the side aspect
Tile effect flooring

♦ **Bedroom 1: 10'4" maximum x 11'2" plus window recess (3.15 x 3.4)**



Ceiling light fitting
Double glazed window to the front aspect
Single radiator
Built-in double wardrobe with cupboard space above
High level mounted double power point & TV point
Fitted carpet



♦ **Bedroom 2: 11' maximum x 10'11" (3.35 x 3.32)**



Pendant light fitting
Double glazed window to the rear aspect
Single radiator
Built-in shelved storage cupboard
Fitted carpet



♦ **Shower Room: 7'3" x 5'2" (2.2 x 1.57)**



Pendant light fitting
Double glazed frosted window to the rear aspect
Single radiator
3 piece suite with tiled walls & electric shower within the shower cubicle enclosure
Part tiled walls
Attractive dark wood styled laminate flooring

♦ **Outside Accommodation**

♦ **Driveway**

Providing parking for several vehicles which leads to a timber built garage.

♦ **Timber Built Garage: 15'3" deep x 9'6" wide**

Double doors to the front

Power point within & a strip light fitting

The property is set on a Square Plot – Overall Measurements: 77' wide x 85' deep

♦ **Front Garden Area**



Laid to lawn with a circular a flower bed feature & a water fountain feature
Walled boundaries with flower bed border with a variety of plants & shrubs

♦ **Rear Garden Area**

2 x timber built sheds

Canopied seating area

Timber built Summer House with double doors & a window to the front, fitted with power & a wall mounted electric heater



Description Act

are advised to satisfy themselves to all aspects of accuracy and should not rely unreservedly on the details, accurate, they are not guaranteed. these particulars are not for use as part of any offer or contract.

1 Bedroom Bungalow

Accommodation comprises a Vestibule, Hallway, Lounge, Kitchen, Bedroom & Shower Room.

Entrance to the property is via a uPVC front entrance door with a double glazed frosted window which leads into a Vestibule.

♦ Vestibule

Double glazed windows to the side & rear aspect

Tiled vinyl flooring

An open doorway leads into the Hallway.

♦ Hallway

Ceiling light fitting

Single radiator

Built-in storage cupboard which houses the gas boiler & provides space to accommodate a fridge or freezer

Tiled vinyl flooring

♦ Lounge: 11'3" x 13' (3.42 x 3.96)



Ceiling light fitting

Double glazed window to the front aspect

Double radiator

Laminate flooring

An open door leads into the Kitchen.

♦ Kitchen: 5'8" x 9'3" (1.72 x 2.81)



Ceiling light fitting

Double glazed window to the front aspect

Single radiator

Fitted base unit & a single sink with drainer unit & mixer tap

Space to accommodate a washing machine

A cupboard unit with a fitted base unit & roll top work surface with space beneath for a fridge

Space to accommodate a free standing electric cooker

Laminate flooring

♦ **Bedroom: 10'4" x 8'11" plus wardrobe space (3.15 x 2.72)**



Ceiling light fitting
Double glazed window to the rear aspect
Single radiator
Built-in double wardrobe
Laminate flooring



♦ **Shower Room: 6'10" x 5'9" (2.07 x 1.75)**



Ceiling light fitting
Double glazed frosted window to the rear aspect
Single radiator
3 piece suite with electric shower & tiled walls within the shower cubicle enclosure
Tile effect flooring



Summer house



Note 1

All fitted blinds, floor coverings and light fittings are to remain.

Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested, and does not imply that these are in full and efficient working order.

Note 3

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 MARKET APPRAISAL

We are pleased to offer a Free without obligation Market Appraisal on your own home. We will give advice on the asking price and how we market it professionally. Please call on 01343 549944.

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