



grampian **property** centre



THORNHILL DRIVE ELGIN, IV30 6GT



4 Bedroom “Kelso Design” Detached Family Home offering generous sized living accommodation.

Accommodation comprises on the Ground Floor an Entrance Hallway, Lounge, Spacious Kitchen/ Diner, Utility Room, Cloakroom WC. The First Floor Accommodation comprises a Landing, Master Bedroom with En-Suite Shower Room, 3 further Bedrooms and the Bathroom.

**Double Glazing
Gas Central Heating
Driveway**

EPC Rating - C

FIXED PRICE £195,000

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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

Entrance to the property is via a front entrance door with double glazed windows which leads into the Entrance Hallway.

♦ **Entrance Hallway**

Ceiling light fitting

Smoke alarm

Single radiator

A carpeted staircase leads up to the First Floor Landing

Dark wood styled laminate flooring

♦ **Lounge: 14'7" x 12'4" maximum (4.44 x 3.76)**



Ceiling light fitting
Double glazed window to the front aspect
Double radiator
Good sized built-in storage cupboard
Fitted carpet



♦ **Spacious Kitchen/Diner: 17'9" x 11'5" (5.41 x 3.47)**



2 x ceiling light fittings
Double glazed window to the rear aspect
Double radiator
Good range of wall mounted cupboards with fitted base units & roll top work surfaces with a 1 ½ style sink with drainer unit & mixer tap
Integrated gas hob with overhead extractor hood & an electric oven
Integrated dishwasher, fridge & freezer
A good sized area to accommodate a dining table
Vinyl flooring



Double glazed French doors give access out to the Garden & a door leads into the Utility Room.

♦ **Utility Room: 6'9" plus door recess x 5'3" (2.04 x 1.59)**



Ceiling light fitting
Single radiator
Fitted base unit with roll top work surface & space beneath for a tumble dryer & washing machine
Vinyl flooring

A part panelled door with a double glazed window to the side which gives access to the Garden & door leads into the Cloakroom.



♦ **Cloakroom: 6'9" maximum x 5'10" maximum (2.04 x 1.77)**



Ceiling light fitting
Double glazed frosted window to the rear aspect
Single radiator
2 piece white suite
Built-in storage cupboard
Vinyl flooring

♦ **First Floor Accommodation**

♦ **Landing**

Ceiling light fitting
Loft access hatch
Smoke alarm
Built-in storage cupboard which houses the hot water tank
Fitted carpet

♦ **Master Bedroom with En-Suite: 11'10" x 9'10" maximum plus wardrobe space (3.6 x 2.99)**





Pendant light fitting
Double glazed window to the rear aspect
Built-in triple wardrobe with sliding mirrored doors
Fitted carpet

♦ **En-Suite Shower Room: 8'5" into cubicle recess x 4'4" maximum (2.56 x 1.31)**

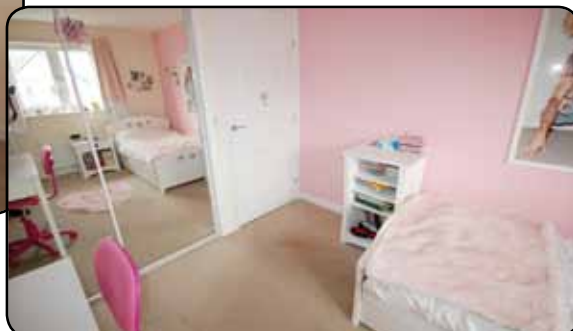


Ceiling light fitting
Double glazed frosted window to the side aspect
Single radiator
3 piece white suite with tiled walls & mains shower within the shower cubicle enclosure
Vinyl flooring

♦ **Bedroom 2: 11'7" plus wardrobe space x 8'9" (3.52 x 2.86)**



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



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.



♦ **Bedroom 3: 8'8" x 11'9" (2.64 x 3.67)**



Pendant light fitting
Double glazed window to the front aspect
Single radiator
Fitted carpet



♦ **Bedroom 4: 10'8" maximum plus wardrobe space x 10'2" maximum (3.25 x 3.1)**



Pendant light fitting
Double glazed window to the rear aspect
Built-in double wardrobe with sliding mirrored doors
Fitted carpet





♦ **Bathroom: 6'10" x 6'2" maximum (2.07 x 1.87)**



Ceiling light fitting
Double glazed frosted window to the front aspect
Single radiator
3 piece suite with mains Mira shower to the bath area
Vinyl flooring

♦ **Outside Accommodation**

♦ **Garden: approx 35' deep x 42' wide**



Laid to lawn with fenced boundaries
A paved area to one side which could accommodate a garden shed
An access gate leads to the front of the property





♦ **Garage: 18' deep x 8'5" maximum wide**

Fitted with lighting within
Up & over door to the front
Gas boiler to the rear

♦ **Driveway**

Double width Driveway to the front of the property providing parking for 2 vehicles

Note 1

All fitted blinds, floor coverings and some 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.

Council Tax

Band F

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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