

29 Birnie Place,

Elgin,

IV30 6EB



Offers Over £230,000

Located within the New Elgin side of the town is this deceptively spacious 4 Bedroom Semi-Detached House which benefits from its Own Driveway and Detached Garage at the rear.

Features

4 Bedroom Semi-Detached House

Own Driveway and Detached Garage at the rear

Modern Shower Room

Double Glazing

Gas Central Heating



Located within the New Elgin side of the town is this deceptively spacious 4 Bedroom Semi-Detached House which benefits from its Own Driveway and Detached Garage at the rear.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Dining Room / 4th Bedroom, Kitchen, a Ground Floor Master Bedroom, a modern Ground Floor Shower Room and 2 further Bedrooms to the 1st Floor.

Entrance to the Property is via a part panelled uPVC front door with double glazed frosted window leading to:

Entrance Vestibule – 5'4" (1.62) x 5'1" (1.54) max

Ceiling light fitting
Meter box cupboard housing the electric consumer unit
Fitted carpet

Hallway

Ceiling light fitting and smoke alarm
Double radiator
A carpeted staircase leads to the 1st floor landing with under-stairs storage cupboard
Built-in shelved cupboard
Fitted carpet

Lounge – 15'5" (4.69) x 12' (3.66) max

Coved ceiling with light fitting
Double glazed window to the front
2 double radiators
A fireplace surround with an open fire
Fitted carpet

Dining Room / 4th Bedroom – 10'7" (3.22) plus cupboard space x 9'9" (2.96)

Pendant light fitting and smoke alarm
Double glazed window to the rear
Double radiator
Built-in storage cupboard housing the gas boiler
Fitted carpet

Kitchen – 13'3" (4.03) x 9'4" (2.84)

Ceiling light fitting
Double glazed window to the rear
Double radiator
Wall mounted cupboards with under-unit lighting
Fitted base units
1 ½ style sink with drainer unit and mixer tap
Integrated electric hob, overhead extractor hood and double oven
Space to accommodate a dishwasher, washing machine and fridge/freezer
Vinyl flooring

A rear entrance door leads to the Rear Entrance Vestibule

Rear Entrance Vestibule – 8'1" (2.46) max into storage area x 3'4" (1.01)

Pendant light fitting
Plastic lined ceiling and walls to the vestibule area
A recessed storage area with power point within

Ground Floor Master Bedroom – 12'6" (3.81) plus wardrobe space x 9'9" (2.96)

Ceiling light fitting
Double glazed window to the front
Double radiator
Built-in double wardrobe
Fitted carpet

Ground Floor Shower Room – 8'8" (2.64) max into door recess x 7'8" (2.33) max

A modern styled shower room
Ceiling light fitting with a plastic line ceiling
Double glazed frosted window to the rear
Black heated towel rail
Walk-in design shower enclosure with a mains shower and tiled walls
Vanity unit with recessed wash basin with waterfall design mixer tap
Press flush W.C with concealed cistern
Tiled walls and tiled flooring

1stFloor Accommodation

Landing

Ceiling light fitting
Smoke alarm
Fitted carpet

Bedroom Two – 15'2" (4.62) max into window recess and plus wardrobe space x 8'3" (2.51)

Ceiling light fitting
Double glazed window to the front
Double radiator
Built-in storage cupboard and a wardrobe to one end of the room
Fitted carpet

Bedroom Three – 11'6" (3.50) x 8'11" (2.72) plus window recess

Ceiling light fitting
Double glazed window to the front
Double radiator
Access hatch which leads to some eave loft storage space
Fitted carpet

Garden

A good sized enclosed paved rear garden with seating area and a rockery flower bed feature to one side
Garden tap
A garden gate leads down to the Driveway and Detached Garage

Driveway and Garage

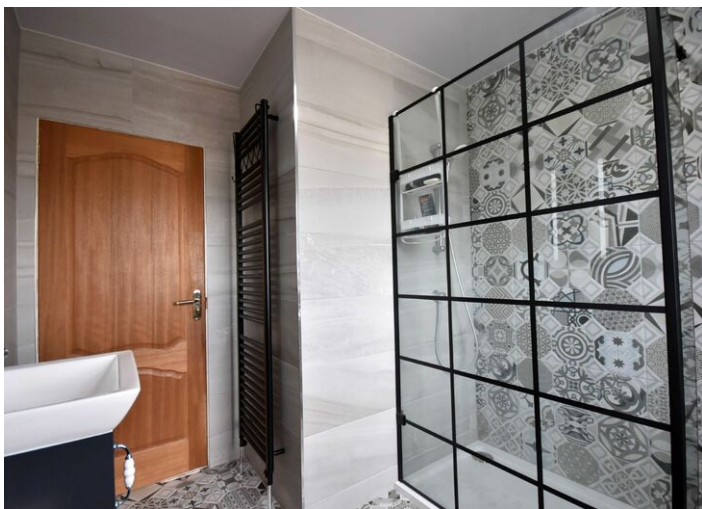
A lob-bloc driveway providing parking for 2-3 vehicles
A generous sized detached garage fitted with both power and lighting which measure internally 22' (6.70) deep x 12'2" (3.71) wide

Council Tax:

Currently Band - C

Notes 1 - All fitted blinds, floor coverings and light fittings (excluding the dining room light fitting) are to remain.









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.