

12, Glassgreen Place

Elgin,

IV30 6JE



OIRO £265,000

Benefiting from a corner plot position is this 4 Bedroom Detached Family Home which features a Conservatory. The property is well located for Elgin's local amenities and is also just a short drive away from Elgin Golf Club.

Features

£10,000 Below Home Report Valuation !

Corner Plot Position

Master Bedroom with En-Suite and Walk-in Wardrobe
Conservatory

Modern uPVC Double Glazing

Gas Central Heating with Nest system

Own Driveway to an Integral Garage



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Accommodation an Entrance Vestibule, Hallway, Ground Floor W.C Cloakroom, Lounge, Dining Room, Conservatory, a modern fitted Kitchen and Utility Room. The 1st floor comprises a Landing, Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe, 3 further Double Bedrooms and a Bathroom.

Corner Plot Position

Master Bedroom with En-Suite and Walk-in Wardrobe

Conservatory

Modern uPVC Double Glazing

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Entrance to the Property is via modern fitted front entrance door with double glazed window leading to:

Entrance Vestibule

Coved ceiling with ceiling light fitting

Double glazed window to each side aspect

Laminate flooring

Hallway

Coved ceiling with ceiling light fitting

Mains smoke alarm

Single radiator

A carpeted staircase leads up to the 1st floor landing

Built-in understairs storage cupboard for coats and shoes, power point within

An additional smaller built cupboard under the staircase

Laminate flooring

Ground Floor W.C Cloakroom

Coved ceiling with ceiling light fitting

Single radiator

Vanity unit with recessed wash basin

Press flush W.C

Laminate flooring

Lounge – 12'8" (3.86) x 10'10" (3.30)

Coved ceiling with ceiling light fitting

2 wall mounted light fittings

Double glazed window to the front

Mains smoke alarm

Single radiator

Laminate flooring

An open arched doorway with recessed down-lighting leads through to the Dining Room

Dining Room – 10'9" (3.27) x 10'5" (3.17)

Coved ceiling with ceiling light fitting
Mains smoke alarm
Single radiator
Laminate flooring

Multi-paned bevelled glazed double doors lead to the Conservatory and a door leads directly into the Kitchen.

Conservatory – 12'6" (3.81) max and into door recess x 9'8" (2.94) plus door recess

Ceiling light fitting
Double glazed windows to all aspects
Double radiator
Double glazed double doors to one side lead out to the garden
Laminate flooring

Kitchen – 10'5" (3.17) x 10'3" (3.12)

A modernised kitchen comprising recessed ceiling lighting
Double glazed window to the rear
A contemporary design radiator
A range of grey coloured high gloss finish wall mounted cupboards with under-unit lighting
Fitted base units with marble effect worktops
1 ½ style sink with mixer tap
Integrated appliances include a electric cooker with extractor unit, dishwasher, fridge, 2 electric ovens and a microwave
Laminate flooring

Utility Room – 10'4" (3.15) x 5'6" (1.67)

A modernised utility room
Coved ceiling with recessed ceiling lighting
Single radiator
Grey coloured high gloss finish wall mounted cupboards
Fitted base unit with marble effect worktop
Single sink with drainer unit and mixer tap
Space to accommodate a washing machine and tumble dryer

A modern fitted rear entrance door with double glazed windows leads out to the Garden
An internal door leads into the Garage

1st Floor Accommodation**Landing**

Coved ceiling with 2 pendant light fittings
Mains smoke alarm
Loft access hatch leads to a partially floored loft
Single radiator
Fitted carpet

Master Bedroom with En-Suite Shower Room & Walk-in Wardrobe – 14' (4.27) plus wardrobe space x 10'5" (3.17)

Coved ceiling with pendant light fitting and 2 wall mounted light fittings
Double glazed window to the front
Double radiator
Laminate flooring

Walk-In Wardrobe – 9'2" (2.79) max x 4'6" (1.37)

Pendant light fitting
Shelf and hanging rail space
Carpeted within

En-Suite Shower Room – 9'2" (2.79) x 5'6" (1.67)

Coved ceiling with ceiling light fitting
Double glazed frosted window to the rear
Heated chrome style towel rail
Quadrant shower cubicle with tiled walls within and mains shower
Pedestal wash basin and press flush W.C
Vinyl flooring

Bedroom Two – 10'10" (3.30) max and plus wardrobe space x 10'5" (3.17)

Coved ceiling with pendant light fitting
Double glazed window to the rear
Single radiator
Built-in wardrobe with sliding mirrored doors
Laminate flooring

Bedroom Three – 10'6" (3.20) plus wardrobe space and max x 8'7" (2.61) max

Coved ceiling with pendant light fitting
Double glazed window to the front
Single radiator
Built-in wardrobe with sliding mirrored doors
Laminate flooring

Bedroom Four – 10'4" (3.15) x 8'2" (2.49) plus wardrobe space

Coved ceiling with pendant light fitting
Double glazed window to the rear
Single radiator
Built-in wardrobe
Laminate flooring

Bathroom – 8'1" (2.46) max x 6'4" (1.92) max

Ceiling light fitting
Double glazed Velux window to the front
Single radiator
Bath with shower screen, mains shower and tiled walls to the bath area
Pedestal wash basin and press flush W.C
Vinyl flooring

Garden

A sunny southerly direction enclosed rear garden which is mostly laid to lawn
Fenced boundaries with a side entrance gate leading to the front driveway
A timber built shed to one side

Driveway and Garage

An integral garage measures internally 17'8" (5.38) x 10'4" (3.15), fitted with power and lighting within

Note 1

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

Communal Site Factoring Fee

There is a communal factoring fee of approximately £50.00 per quarter.

Energy Performance Rate

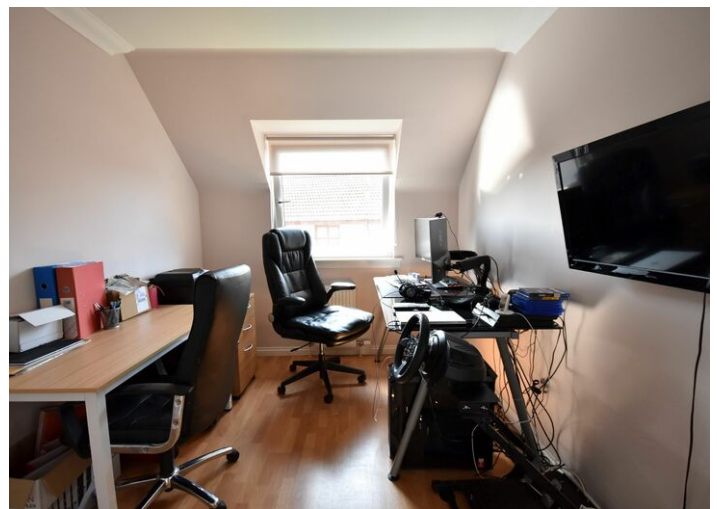
Council Tax Band

Currently E

| Energy Efficiency Rating | | Current | Potential |
|--|----|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | 75 | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |









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.