

12, Glassgreen Place

Elgin,

IV30 6JE



**OIRO £258,000**

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



**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.**

**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**

**Gas Central Heating with Nest system**

**Own Driveway to an Integral Garage**

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

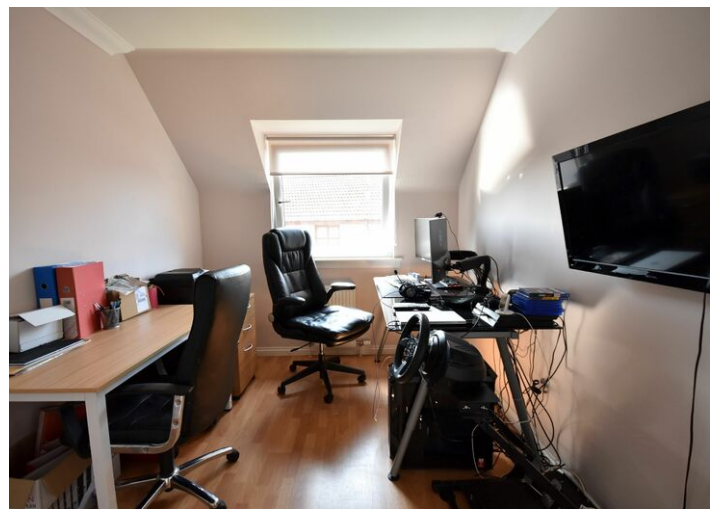
Currently E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.