

10 Parkview,

Elgin,

IV30 6NU



Offers Over £175,000

Benefiting from a cul-de-sac location is this 2 Bedroom Semi-Detached Bungalow which is within walking distance to B&Q/Asda Retail Park and the train station. The property features its Own Driveway and a Detached Garage.

Features

2 Bedroom Semi-Detached Bungalow

Close to local amenities

Own Driveway and Detached Garage

Double Glazing

Gas Central Heating

Benefiting from a cul-de-sac location is this 2 Bedroom Semi-Detached Bungalow which is within walking distance to B&Q/Asda Retail Park and the train station. The property features its Own Driveway and a Detached Garage.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Kitchen / Diner, 2 Double Bedrooms and a Bathroom. The property benefits further from a good sized private Rear Garden.

A side uPVC part panelled entrance door with double glazed windows leads to:

Entrance Vestibule

Coved ceiling with recessed ceiling light
Laminate flooring

Hallway

Coved ceiling with recessed lighting
Loft access hatch with ladder (loft is fitted with lighting and partially floored)
Single radiator
Built-in storage cupboard
Laminate flooring

Lounge – 14'6" (4.42) x 12'7" (3.83)

Coved ceiling with recessed ceiling lighting
Double glazed window to the front
Double radiator
Laminate flooring

Kitchen / Diner – 12'7" (3.83) x 8'11" (2.72)

Strip light ceiling fitting
Double glazed window to the front
Single radiator
Wall mounted cupboards and fitted base units
1 ½ style sink with drainer unit and mixer tap
Integrated electric hob with electric oven
Space to accommodate a fridge/freezer and washing machine
Space to accommodate a breakfast/dining table
Vinyl flooring

Bedroom One – 12'8" (3.86) x 10' (3.05) plus wardrobe space and door recess

Pendant light fitting
Double glazed window to the rear
Double radiator
Built-in triple mirrored wardrobe
Fitted carpet

Bedroom Two – 9'10" (2.99) plus wardrobe space x 9'5" (2.86)

Pendant light fitting
Double glazed window to the rear
Double radiator
Built-in double mirrored wardrobe
Fitted carpet

Bathroom – 9'1" (2.76) max x 5'2" (1.57) max

Ceiling light fitting

Double glazed frosted window to the side

Heated tall chrome style towel rail

Bath with shower screen and mains shower

Vanity unit with recessed wash basin and press flush W.C

Vinyl flooring

Garden – 51ft deep max reducing to 30ft deep

A private rear garden

Paved seating area and with the remainder of the garden mostly laid to lawn

Driveway and Garage

Property benefits from its own driveway which leads to a detached garage measuring 18'11" (5.77) x 9'5" (2.86) max, fitted with lighting and power within

To the back of the garage there is an attached storage shed measuring 8'3" (2.51) x 8'9" (2.66) fitted with lighting

Note 1

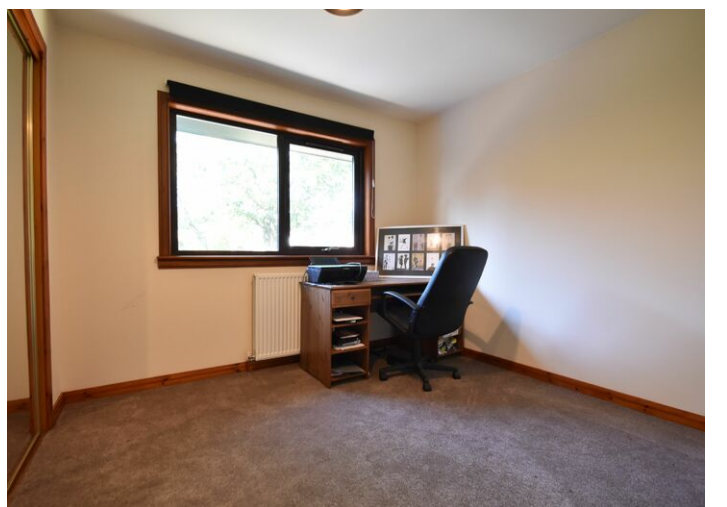
All light fittings, curtains & fitted blinds & floor coverings are to remain.

Energy Performance Rate

Council Tax Band

Currently Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	74	
(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.