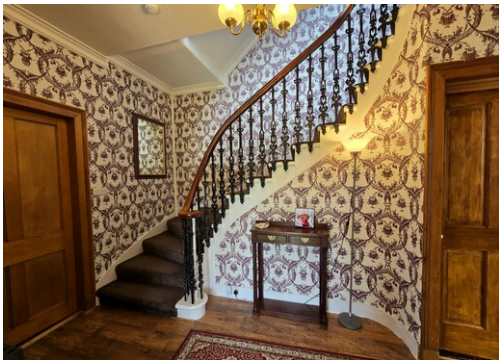


Willowbank  
18 Moss Street  
Elgin  
Morayshire  
IV30 1LU



**Offers Over £485,000**

Benefiting from a central and convenient location in Elgin is this substantially sized 7 Bedroom Detached House which benefits from a spacious south facing garden with summer house, its own driveway and garage.

## Features

7 Bedroom Detached House

Double Glazing

Gas Central Heating

Accommodation Set Over 3 Floors with Annexe

Accommodation and a Cellar

Annexe Area with 3 En-Suite rooms giving the potential for a variety of uses

Own Driveway and Garage

South Facing Garden

**Benefiting from a central and convenient location in Elgin is this substantially sized 7 Bedroom Detached House which benefits from a spacious south facing garden with summer house, its own driveway and garage.**

**Formally a B&B, Willowbank is now a spacious residential family home which has the added benefit of attached Annexe Accommodation.**

**Accommodation on the Ground Floor comprises a Vestibule, Hallway, Lounge, Kitchen / Diner & the Dining Room, Rear Hallway, Utility Room and Cloakroom WC.**

**The First Floor Accommodation comprises 2 spacious Double Bedrooms both with En-Suites and a Nursery Room / Study. The 2nd floor comprises 2 further Double Bedrooms and a Bathroom.**

**The attached Annexe Accommodation features its Own Private Entrance at the rear of the property but can also be accessed directly via the main house accommodation. There is a Reception Room, and 3 Bedrooms all with En-Suite Shower Rooms, which could provide the potential for renting / Airbnb, business use or extended family accommodation.**

Access to the Property is via a Front Entrance Door with an oval double-glazed window which leads into the Vestibule

Vestibule

Ceiling light

Radiator

Wood panelling

Tiled flooring

A part panelled glazed door leads into the Hallway

Hallway

High coved ceiling with ceiling light fitting

Emergency lighting

Wide carpeted staircase with balustrade leads up to the First Floor Landing

Traditional style radiator

Laminate flooring

Lounge: 15' maximum x 23'3" maximum into window recess & rear recess (4.57 x 7.92)

High coved ceiling with ceiling light fitting

Double glazed Bay window to the front & a double glazed window to the side aspect

2 traditional styled radiators

A slate fireplace surround with a fitted gas stove with wall lights either side

Fitted carpet

Kitchen / Diner: 22'4" maximum into window recess x 13'1" maximum (6.8 x 3.98)

Coved ceiling with 3 ceiling light fittings

Double glazed Bay window looking over the Garden

Modern range of wall mounted cupboards with under unit lighting

Fitted base units with quartz effect worktops

1 ½ style sink with a 3 in 1 tap providing cold, hot and boiling water, drainer unit & mixer tap with wet wall splash back

Integrated Bosch dishwasher, NEFF electric oven with tilt & hide door, induction hob & an integrated combination microwave

Space to accommodate an American style fridge freezer  
Breakfast bar seating area & space to accommodate a dining table  
Modern radiator  
Built-in storage cupboard  
Tile effect flooring

Dining Room: 14'11" plus recess area x 8'6" plus door recess (4.55 x 2.59)  
Ceiling light fitting  
Double glazed window to the front aspect & double glazed double doors which lead out to the Garden  
Space to accommodate a dining table  
Wash hand basin with a mixer tap  
Tile effect flooring

Rear Hallway  
This gives access to the Utility Room, Cellar and direct access through to the Annexe Accommodation which is located at the rear of the property.  
Ceiling light fitting  
Emergency lighting  
Half height panelled walls  
Laminate flooring

Utility Room: 8'6" x 5'10" (2.59 x 1.77)  
Ceiling light fitting  
Double glazed frosted window to the rear aspect  
Single radiator  
Base unit & single circular sink with drainer unit & mixer tap  
Space to accommodate a washing machine  
Built-in storage cupboard with lighting within  
Vinyl flooring

Cloakroom W.C  
Pendant light fitting  
Double glazed frosted window to the rear aspect  
2-piece suite  
Vinyl flooring

Cellar offering 3 separate storage areas  
Area 1: 11'7" x 11'10"  
Fitted with lighting & houses the hot water tank & the Vaillant Gas Boiler

Area 2: 9'5" x 8'1"  
Fitted with lighting

Area 3: 11'1" x 6'2"  
Fitted with lighting

First Floor Accommodation

Landing  
Coved ceiling with a ceiling light fitting

Double glazed window to the front aspect  
Single radiator  
Fitted carpet

Master Bedroom with En-suite: 22'6" maximum into window recess x 15' plus window recess (6.85 x 4.57)

A spacious room comprising a high coved ceiling with 2 pendant light fittings

2 wall lights

Double glazed window to the front aspect offering southerly views & a double glazed window to the side aspect

Double radiator

Built-in wardrobe to one corner

Fitted carpet

En-Suite Shower Room: 5'7" x 8'2" (1.70 x 2.49)

Recessed ceiling lighting

Double glazed frosted window to the rear aspect

3 piece suite with walk-in design shower with black satin towel rail, twin head shower system & wet wall finish within

Vinyl flooring

A door allows direct access into the Nursery / Study room

Bedroom 2 with En-Suite: 13'2" x 11'11" plus window recess (4.01 x 3.62)

A double bedroom

Coved ceiling with a pendant light fitting

Double glazed window to the front aspect offering southerly views

Single radiator

Built-in wardrobe

Fitted carpet

En-Suite Shower Room: 8'4" maximum in to shower cubicle recess x 5'5" (2.54 x 1.64)

Ceiling light fitting

Heated chrome style towel rail

3-piece suite with a double shower cubicle enclosure with mains shower & tiled walls within

Vinyl flooring

Walk-in style Wardrobe / Dressing Room

Ceiling & wall mounted light fitting

Space to accommodate free standing wardrobe & drawer units

Fitted carpet

Nursery Room / Study - 8'5" x 7'8" (2.56 x 2.33)

Corniced coved ceiling with a pendant light fitting

Double glazed window to the rear

Single radiator

Fitted carpet

## Second Floor Accommodation

### Landing

Ceiling light fitting

Emergency lighting

Double glazed Velux window to the front aspect

3 built-in cupboards, 1 of which houses the central heating header tank

Fitted carpet

Bedroom 3: 15'6" maximum into window recess x 13'1" reducing to 9'2" into recess plus wardrobe space (4.72 x 3.98 reducing to 2.79)

Ceiling light fitting

A double bedroom comprising a double glazed window to the front aspect offering far reaching southerly views

Double radiator

Built-in wardrobe

Fitted carpet

Bedroom 4: 14'6" maximum reducing to 9'11" x 14'11" maximum into window recess (4.42 reducing to 3.02 x 4.55)

Ceiling light fitting

A double bedroom comprising a double glazed window to the front aspect offering far reaching southerly views

Double radiator

Built-in wardrobe

Fitted carpet

Bathroom: 9'10" x 4'11" (2.99 x 1.49)

Ceiling light fitting

Double glazed frosted window to rear aspect

Heated white towel rail

3-piece suite with an electric shower, mixer tap, shower screen & wet wall finish to the bath area

Tile effect flooring

## Annexe Accommodation

**The annexe accommodation is positioned at the rear of the property. It has its own private entrance access from the driveway side of the property but can also be directly accessed via the hallway from the main house accommodation.**

The annexe accommodation is set across 2 floors, on the ground floor there is a reception room with 2 Bedrooms both benefiting from their own En-Suite Facilities. The 1st floor comprises a 3rd Bedroom, again with its own En-Suite facility.

Entrance Vestibule

Pendant light fitting

Tiled flooring

Reception Room: 15'7" x 8'2" plus recess area (4.74 x 2.49)

Ceiling light fitting

Double glazed window

Double radiator

A carpeted staircase leads up to the 3rd Bedroom with En-Suite Shower Room

Built-in storage cupboard

Laminate flooring

Doors give access to 2 Bedrooms with En-Suites, a staircase leads to the upper level which provides the 3rd Bedroom with En-Suite. Doors also lead to the Hallway which connects to the main house accommodation and Garage.

Bedroom 5 with En-suite: 10'10" plus door recess x 9'8" (3.3 x 2.94)

A double bedroom comprising a ceiling light fitting

Double glazed window

Double radiator

Laminate flooring

En-Suite Shower Room: 6'3" into cubicle recess x 4'8" maximum (1.89 x 1.41)

Ceiling light fitting with automatic lighting

3-piece suite with wet wall finish & electric shower within the cubicle enclosure

Part wet wall finish to the walls

Vinyl flooring

Bedroom 6 with En-Suite: 10'2" maximum in to recess x 8' maximum (3.1 x 2.44)

Double glazed electric operated Velux window with integral blind

Double radiator

Fitted carpet

En-Suite Shower Room: 7'6" maximum into cubicle recess x 5'3" maximum into door recess (2.28 x 1.59)

Ceiling light fitting with automatic lighting

3-piece suite with mains shower & wet wall finish within the double cubicle enclosure

Heated chrome style radiator

Vinyl flooring

#### Annexe 1st Floor Accommodation

A staircase from the reception room leads up to the 3rd Bedroom with En-Suite.

Landing

Fitted carpet

Bedroom 7 with En-Suite: 8'6" maximum x 15'11" maximum reducing to 9'11" plus wardrobe space (2.59 x 4.5 reducing to 3.02)

A double bedroom comprising 2 ceiling light fittings

Double Velux window side aspect

Double radiator

Recessed alcove with hanging space

Built-in wardrobe

Fitted dressing table area

Fitted carpet

En-Suite Shower Room: 5'9" maximum x 4'5" (1.75 x 1.34)

Ceiling light fitting

3-piece suite with wet wall finish & an electric shower within the quadrant cubicle enclosure

Vinyl flooring

#### Outside Accommodation

Southerly Facing Garden approx. 65' (19.81m) deep x 63' (19.20m) wide

Laid to lawn with a side gate which leads out to Moss Street

Paved seating area

Timber Built Summerhouse to 1 Corner with a seating area

A greenhouse, small shed and a children's swing with slide are to remain

Summerhouse: 12'1" (3.68) deep x 17'2" (5.23) wide

Double glazed bi-fold doors to the front

Fitted with lighting and power

Laminate flooring

#### Driveway

A generous sized driveway offering parking for several vehicles and access to the garage.

Garage: 18'4" wide x 15'11" deep (5.59 x 4.85)

Fitted with strip lighting and power and has an electric operated roller door to the front

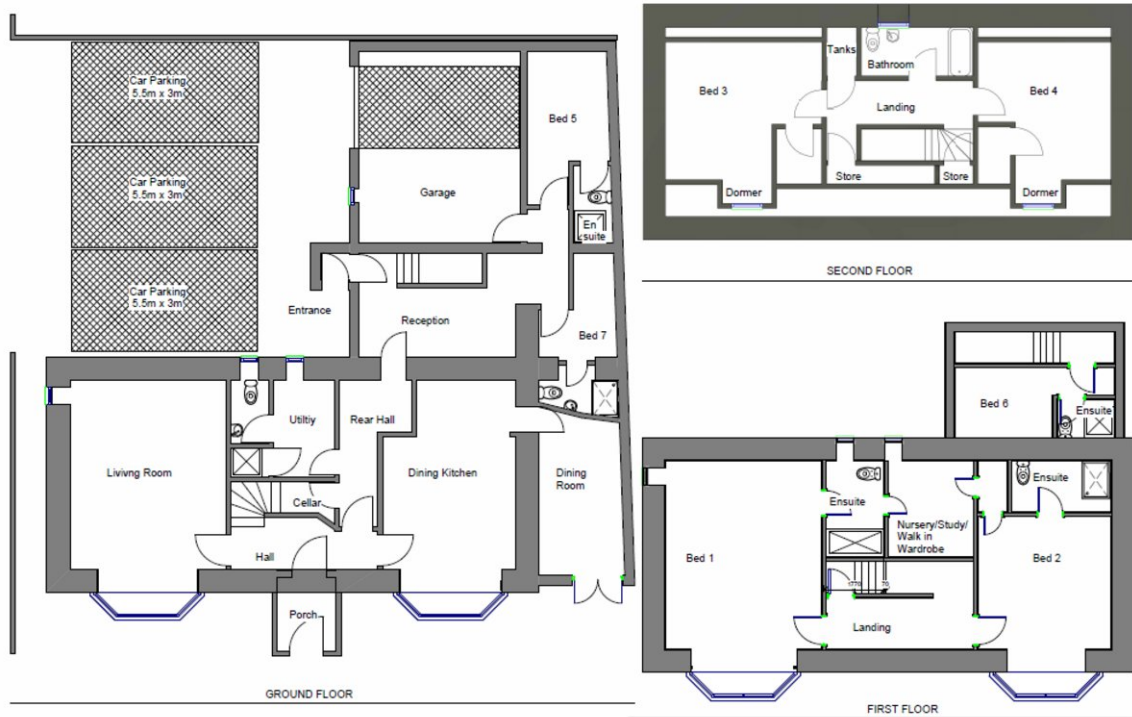
#### Note 1

All light fittings, curtains, floor coverings & blinds are to remain. Also to remain is the summer house, timber shed, greenhouse, children's play frame and wall mounted T.V's in bedrooms 2,5,6 and 7.

#### Note 2

The property has T.V outlets to most of the rooms (not master or nursery rooms) and is fitted with energy saving wireless thermostatic valves on the radiators.

# Floorplan

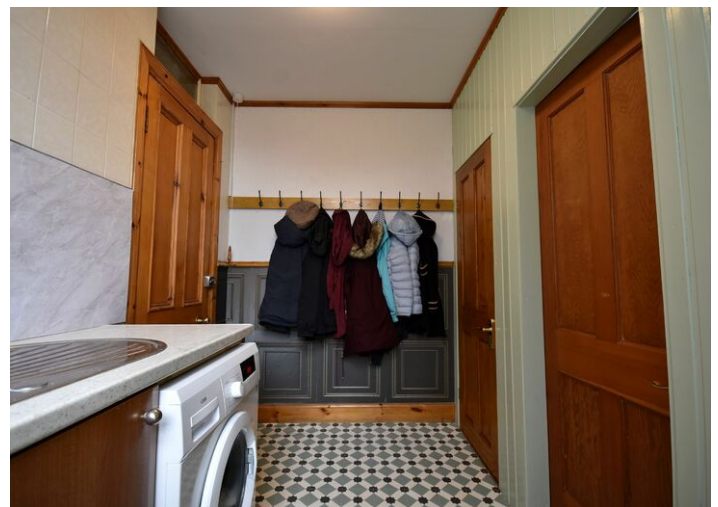


Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.

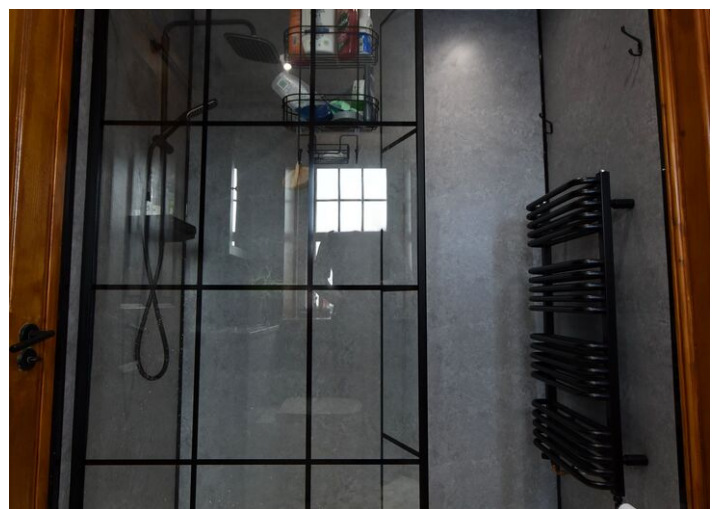
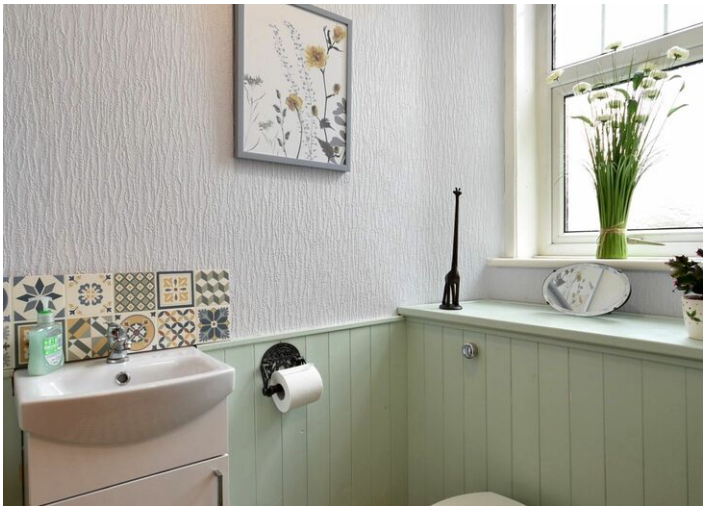




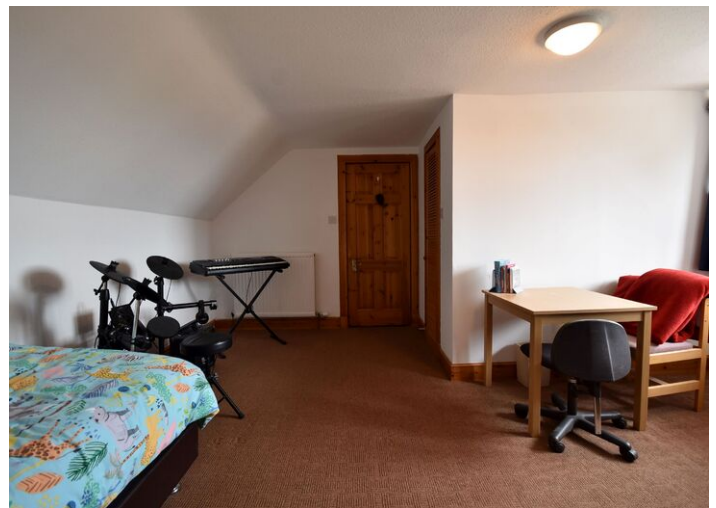




















## Energy Performance Rate

## Council Tax Band

Currently F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		55	
(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.