

71 Lesmurdie Road,

Elgin,

IV30 4HP



Fixed Price £140,000

3 Bedroom Semi-Detached House benefiting from a good sized Rear Garden.



Features

Double Glazing

Gas Central Heating

Good Sized Rear Garden

Timber Built Shed

£5000 Below the home report valuation

Accommodation on the Ground Floor comprises an Entrance Vestibule, Lounge, Kitchen & a Side Entrance Vestibule. The First Floor Accommodation comprises a Landing, 3 Bedrooms & a Bathroom.

Entrance to the Property is via front door which leads in an Entrance Vestibule.

Entrance Vestibule

Pendant light fitting

Mains smoke alarm

Single radiator

Box cupboard which previously housed the meter

Carpeted staircase leads up to the First Floor Landing

Fitted carpet

A door leads in to the Lounge

Lounge: 18'6" x 11' in to recess areas (5.64 x 3.35)

2 ceiling light fittings

Mains smoke alarm

Double glazed windows to the front & rear aspects

Single radiator

Mantlepiece & hearth (free standing stove will be removed)

Fitted carpet

A door leads in to the Kitchen

Kitchen: 12'8" x 10'9" (3.86 x 3.27)

Strip light ceiling light fitting

Mains heat sensor

Double glazed window to the rear & side aspects

Single radiator

Wall mounted cupboards & fitted base units with roll top work surfaces & a single sink with drainer unit & mixer tap

Spaces to accommodate a gas or electric hob, washing machine & a dishwasher

Built-in shelved cupboard

Laminate flooring

A door leads in to the Side Entrance Vestibule

Side Vestibule

Ceiling light fitting

Carbon monoxide alarm

Houses the gas boiler, electric meter & fuse board

Laminate flooring

A side entrance door with a frosted window leads out to the Garden

First Floor Accommodation

Landing

Pendant light fitting

Double glazed window to the rear aspect

Electric wall mounted heater

Built-in shelved cupboard

Fitted carpet

Doors lead to 3 Bedrooms & the Bathroom

Bedroom 1: 12'8" x 9'6" plus the wardrobe recess (3.86 x 2.89)

- Pendant light fitting
- Double glazed window to the front aspect
- Single radiator
- Built-in wardrobe with louvered doors
- Fitted carpet

Bedroom 2: 11'1" x 8'10" plus door recess (3.37 x 2.69)

- Pendant light fitting
- Double glazed window to the front aspect
- Single radiator
- Fitted carpet

Bedroom 3: 9'4" x 7'11" (2.84 x 2.4)

- Pendant light fitting
- Double glazed window to the rear aspect
- Built-in single wardrobe
- Single radiator
- Fitted carpet

Bathroom: 6'5" x 5'6" (1.94 x 1.67)

- Pendant light fitting
- Double glazed frosted window to the rear aspect
- 3 piece suite with tiled walls, electric shower & shower screen to the bath area
- Chrome style heated towel rail
- Tiled flooring

Outside Accommodation

Front Garden

Laid to gravel with a paved pathway

Rear Garden

Mostly laid to lawn with a flower bed area with mature bushes
 Fenced & walled boundaries
 Timber built shed
 Paved seating area & a paved pathway which leads to the side of the property, a short flight of steps leads up to the Side Entrance Door

Note 1

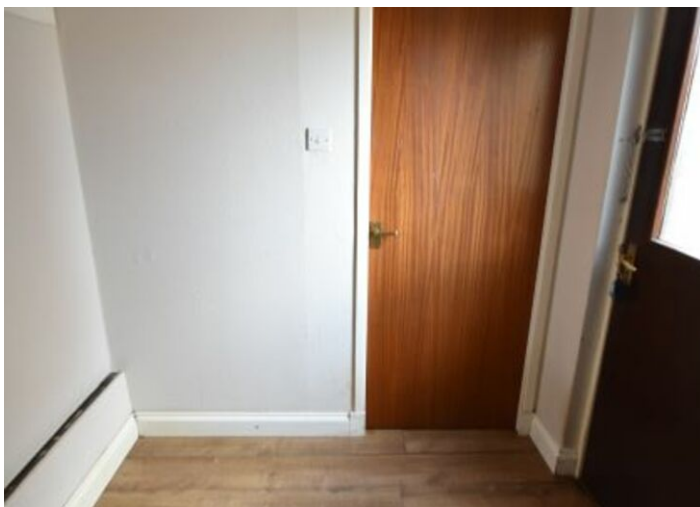
All fitted blinds, floor coverings and light fittings are to remain.

EPC

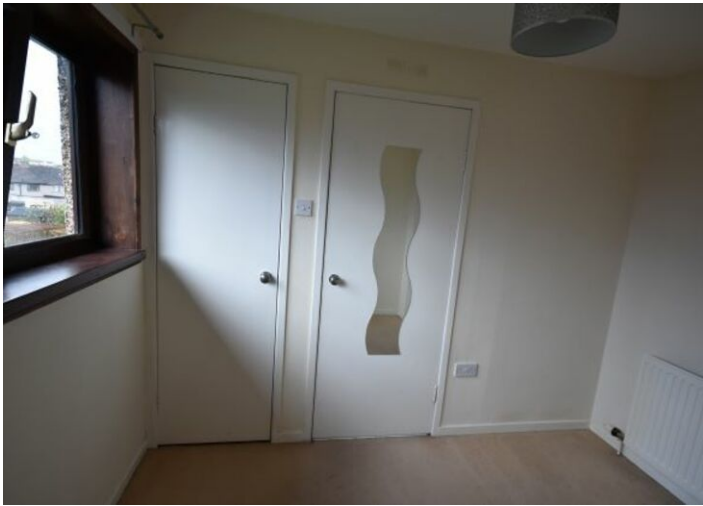
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			

Council Tax Band

Currently B







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.