

44 Ferrier Terrace,  
Elgin,  
Moray  
IV30 4JU



**Offers Over £165,000**

Benefiting from a south facing aspect and with far reaching views across Elgin town is this well presented 3 Bedroom Extended Terrace House. The property is well located for Bishopmill Primary School and the Academy.

### **Features**

- South facing aspect with far reaching views across Elgin
- Well-presented and low maintenance Front and Rear Gardens
- uPVC Double Glazing
- Gas Central Heating with Worcester Boiler
- Additional sub-floor insulation

**Benefiting from a south facing aspect and with far reaching views across Elgin town is this well presented 3 Bedroom Extended Terrace House. The property is well located for Bishopmill Primary School and the Academy.**

**Accommodation comprises a Hallway, Lounge, separate Dining Room benefiting from far reaching views and a Kitchen/Breakfast Room. The 1st Floor comprises a Landing, 3 Bedrooms and a Shower Room.**

Entrance to the property is via a uPVC front entrance door with double glazed frosted window and perfect fit roller blind leading to:

### **Hallway**

Double glazed frosted window to the side

A carpeted staircase with under-stairs storage cupboard leads to the 1st floor landing

Double radiator

Fitted carpet

### **Lounge – 14'8" (4.47) x 13'4" (4.06)**

Coved ceiling with 2 wall mounted light fittings

Double glazed window to the rear aspect

Double radiator

Electric wall mounted feature fire

Power point with integrated usb charging ports

Wood styled flooring which continues into the Dining Room

### **Dining Room – 12'1" (3.68) x 8'8" (2.64)**

The main feature of this room is the far reaching views across Elgin

Double glazed windows to the front with a sliding patio door, this opens out onto a decked seating area and the front garden

Wood styled flooring

### **Kitchen / Breakfast Room – 14'8" (4.47) x 11'11" (3.62) plus cupboard space narrowing to 8'4" (2.54)**

Recessed ceiling lighting

Double glazed window to the front offering far reaching views across Elgin and a double glazed window to the rear

Single radiator

A range of wall mounted cupboards and fitted base units

1 ½ style sink with drainer unit and mixer tap

Integrated gas hob with overhead extractor unit and electric oven

Space to accommodate a washing machine, fridge, freezer and dishwasher

Part of the work surface forms a breakfast bar seating area

2 built-in storage cupboards, one of which provides space within to accommodate a fridge/freezer

Plug socket with integrated usb charging ports

Laminate flooring

A rear entrance uPVC door with double glazed frosted window and perfect fit roller blind leads out to the garden

The kitchen also offers a sub-floor storage area fitted with both power and lighting. This is accessed via a hatch at the rear door and provides great storage and sub-floor access for maintenance.

## **1st Floor Accommodation**

### **Landing**

Loft access hatch

Single radiator

Built-in storage cupboard, lighting and carpeted within

A further built-in cupboard providing shelf space within

Fitted carpet

### **Bedroom One – 14'9" (4.49) x 9'2" (2.79)**

Coved ceiling with recessed lighting

Double glazed window to the rear

Wall mounted electric panel heater

High level mounted T.V point

Power point with integrated usb charging ports

Fitted carpet

### **Bedroom Two – 11'5" (3.47) max x 9'2" (2.79) plus door recess**

Pendant light fitting

Double glazed window to the rear

Double radiator

High level mounted T.V point

Power point with integrated usb charging ports

Fitted carpet

### **Bedroom Three – 11'4" (3.45) max x 7' (2.13)**

Coved ceiling with pendant light fitting

Double glazed window to the rear

Power point with integrated usb charging ports

Fitted carpet

### **Shower Room – 8'2" (2.49) x 5'1" (1.54)**

Ceiling light fitting

Double glazed frosted window to the front

Heated chrome style towel rail

Shower cubicle with tiled walls within and an electric shower

Pedestal wash basin and press flush W.C

Part tiled walls

Laminate flooring

### **Rear Garden**

A low maintenance and well-kept rear garden

Featuring a paved and wooden decked seating areas with the remainder of the garden laid to artificial grass

There is a timber built shed fitted with its own fuseboard, power and lighting within

There are 2 smaller storage sheds

Outside garden tap and outside power point

A rear entrance gate provides access to a shared pathway at the rear

**Front Garden**

A gravelled front garden with a selection of plants and shrubs and offering a superb south facing outlook across Elgin

Outside power point and outside garden tap

**Note 1**

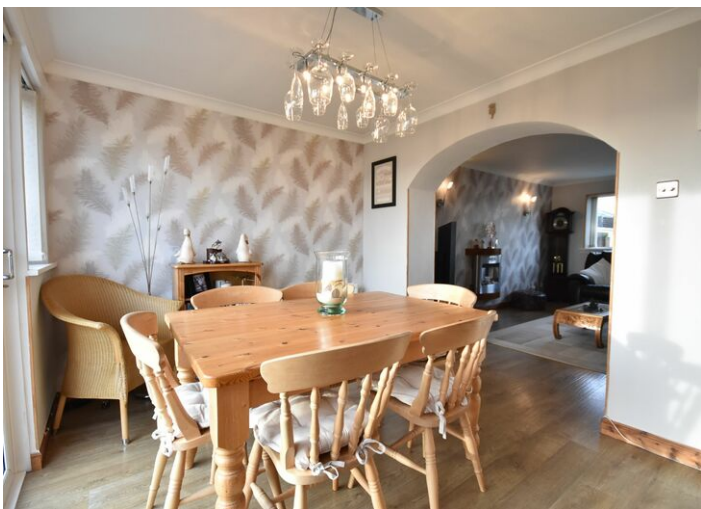
All light fittings (excluding the dining room fitting), fitted blinds & floor coverings are to remain. The dishwasher, under counter fridge and freezer are also to remain. The garden water features are not included within the sale price.

# Energy Performance Rate

# Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	68	
(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.