

28 Lesmurdie Court,

Elgin,

IV30 4JL



Offers Over £140,000

Located within the Bishopmill area in Elgin is this 2 Bedroom Terraced Bungalow which benefits from an Enclosed Rear Garden. The current owners have recently had the bathroom suite updated and have replaced the gas boiler.

Features

2 Bedroom Terraced Bungalow

2 Double Bedrooms

Modern fitted Bathroom

Own Rear Garden

Allocated Parking

DG & GCH

Located within the Bishopmill area in Elgin is this 2 Bedroom Terraced Bungalow which benefits from an Enclosed Rear Garden. The current owners have recently had the bathroom suite updated and have replaced the gas boiler.

Accommodation a Hallway, Lounge, Kitchen / Diner, Utility Cupboard, 2 Double Bedrooms and a modern Bathroom with separate shower cubicle.

Entrance to the property is via a communal entrance door which leads into a communal hallway. The entrance door to 28 Lesmurdie Court is located on the ground floor.

Hallway

2 ceiling light fittings
Loft access hatch
Single radiator
Built-in storage cupboard
Laminate flooring

Lounge – 15'6" (4.72) x 11'8" (3.55)

Coved ceiling with ceiling lighting fitting
Double glazed windows and a double glazed door which leads out to the Garden
Double radiator
Wood styled flooring

Kitchen / Diner – 12'7" (3.83) max into recess x 9'3" (2.81)

Ceiling light fitting
Double glazed window
Single radiator
Wall mounted cupboards and fitted base units
Gas hob with electric oven and extractor unit
1 ½ style sink with drainer unit and mixer tap
Space to accommodate a fridge/freezer and washing machine
Laminate flooring

Utility Store Cupboard – 7' (2.13) x 3'10" (1.16)

Pendant light fitting
Fitted shelf space within
Space and plumbing for a washing machine with space above to accommodate a tumble dryer.
Vinyl flooring

Bedroom One – 15'2" (4.62) max into door recess reducing to 12'7" (3.83) x 9'6" (2.89) plus

wardrobe space
Ceiling light fitting
Double glazed window
Single radiator
2 built-in double wardrobes with sliding mirrored doors with a fitted dressing table in between
Fitted carpet

Bedroom Two – 9'4" (2.84) plus wardrobe space x 10'1" (3.07)

Ceiling light fitting
Double glazed window
Double radiator
Built-in wardrobe
Wood styled flooring

Bathroom – 11'6" (3.50) max into cubicle x 7'1" (2.15)

A modern fitted bathroom with featuring a separate shower cubicle provided by Waterfalls in Elgin
Recessed ceiling lighting
Double glazed frosted window
A single radiator and a heated chrome style towel rail
Fitted vanity unit with cupboard storage, recessed wash basin and press flush W.C with concealed cistern
Double ended bath with mixer tap and hand shower fitting
Shower cubicle enclosure with a mains twin shower and wet wall finish within
Vinyl flooring

Rear Garden

A low maintenance enclosed rear garden
Paved and loc-bloc finish
To one side there is a timber-built garden shed for storage

Storage Cupboard

Located right beside the front entrance door of the property is a storage cupboard
Ideal for storage of bicycle etc
Lighting and a double power point within

Parking

There is an allocated parking space belonging to the property

Note 1

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

Energy Performance Rate

Council Tax Band

Currently C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	69	
(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.