

13 Braemorrison
Road, Bishopmill
Elgin,
IV30 4DT



Offers Over £155,000

Located within close proximity to Elgin's local amenities is this 2 Bedroom Terraced Bungalow. The current owners have recently updated the Kitchen and Shower Room.

Features

2 Bedroom Terraced Bungalow

Low-maintenance Rear Garden with gated access

Modern fitted Kitchen and Shower Room

Solar Panels

Double Glazing and Gas Central Heating



Located within close proximity to Elgin's local amenities is this 2 Bedroom Terraced Bungalow. The current owners have recently updated the Kitchen and Shower Room.

Accommodation comprises a Hallway, Lounge, Inner Hallway, a modern Kitchen, 2 Bedrooms and a modern Shower Room. The property also benefits from a low-maintenance rear Garden with 2 timber-built storage sheds with a double gated rear access.

2 Bedroom Terraced Bungalow

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Solar Panels

Double Glazing and Gas Central Heating

Entrance to the property is via a uPVC part panelled front door with double glazed frosted window leading to:

Hallway

Ceiling light fitting

Fitted carpet

Doors lead to the Lounge and Bedroom 2

Lounge – 15'5" (4.69) max x 12'8" (3.86) max

Pendant light fitting

Double glazed window to the front

Double radiator

Fitted carpet

A door from the Lounge leads to the Inner Hallway

Inner Hallway

Pendant light fitting

Loft access hatch

Meter cupboard

Single radiator

Built-in storage cupboard

Fitted carpet

Doors lead to the Kitchen, Bedroom One and the Shower Room

A rear entrance door leads out to the Garden

Kitchen – 10'7" (3.22) max x 9'3" (2.81) max plus recess

A modern kitchen comprising recessed ceiling lighting

Double glazed window to both the rear and side aspects

A modern tall wall mounted radiator

A modern range of fitted cupboards and fitted base units

Single sink with drainer unit and mixer tap

Space to accommodate a free-standing gas cooker, washing machine, dishwasher and fridge/freezer

Laminate flooring

Bedroom One – 11'1" (3.37) x 9'2" (2.79) plus wardrobe space and door recess

Ceiling light fitting

Double glazed window to the rear

Double radiator

Built-in wardrobe with cupboard space above

Fitted carpet

Bedroom Two – 9'3" (2.81) reducing to 5'1" (1.54) x 11'5" (3.47)

Pendant light fitting

Double glazed window to the front

Double radiator

Vinyl flooring

Shower Room – 7'3" (2.20) x 5'4" (1.62)

A modern shower room comprising recessed ceiling lighting and a plastic lined ceiling

A tall wall mounted radiator

A walk-in design double shower with a wet wall tile effect finish within, tiled seat and mains twin head shower

Fitted cupboard space with recessed wash basin and press flush W.C

Laminate flooring

Garden

A low-maintenance rear garden which is gravelled

There are 2 timber built storage sheds, the larger shed has double doors to the rear

The garden has double gates to the rear which provides access

Note 1

All light fittings, curtains & fitted blinds & floor coverings are to remain (excluding the living room curtains and sailing ship blind in the kitchen).

The owner informs us that both the Kitchen and Shower Room were fitted by JNK Kitchen and Bathrooms

Energy Performance Rate

Council Tax Band

Currently Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) A		
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





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.