

44 Bruceland Road
Elgin
Morayshire
IV30 1SF



Offers Over £130,000

Located within the sought after West End area of Elgin is this 2 bedroom End-Terrace Bungalow benefiting from a Conservatory and Driveway. The property is located just by Dr. Grays Hospital and is just a short walk from Elgin town centre and High Street.



Features

2 Bedroom End-Terrace Bungalow

West End area location

Rear Garden

Driveway at rear

Double Glazing

Gas Central Heating

Located within the sought after West End area of Elgin is this 2 bedroom End-Terrace Bungalow benefiting from a Conservatory and Driveway. The property is located just by Dr. Grays Hospital and is just a short walk from Elgin town centre and High Street.

Accommodation comprises a Conservatory to the front, Hallway, Lounge, an Inner Hallway, Kitchen, 2 Bedrooms and a Shower Room.

Entrance to the property can be via the conservatory at the front of the property or via the rear door which leads into the inner hallway.

Conservatory – 9'6" (2.89) x 6'5" (1.94)

Polycarbonate roof with double glazed windows to all aspects of the room

Carpet tiled flooring

Hallway

Pendant light fitting

Fitted carpet

Doors lead to the Lounge and Bedroom 2

Lounge – 15'5" (4.69) max x 12'7" (3.83) max

Coved ceiling with light fitting

Double glazed window to the front

Double radiator

Gas fire to one corner of the room

Fitted carpet

Inner Hallway

Pendant light fitting

Loft access hatch

Single radiator

Built-in storage cupboard

Vinyl flooring

Kitchen – 10'8" (3.25) max x 8'11" (2.72) max plus cupboard space

Strip light ceiling fitting

Double glazed window to the side and rear

Single radiator

Wall mounted cupboards and fitted base unit

Single sink with drainer unit and mixer tap

Space to accommodate an electric cooker and washing machine

Built-in storage cupboard

Vinyl flooring

Bedroom One – 11'3" (3.42) x 9'5" (2.86) plus door recess and wardrobe space

Pendant light fitting

Double glazed window to the side

Single radiator

Built-in wardrobe with overhead cupboard space
Fitted carpet

Bedroom Two – 11'1" (3.37) max x 9'5" (2.86) max
Pendant light fitting
Double glazed window to the side
Single radiator
Fitted carpet

Shower Room – 7'4" (2.23) x 5'7" (1.70)
Pendant light fitting
Single radiator
Shower cubicle with mains shower and tile effect wet wall finish within
Wash basin and W.C
Vinyl flooring

Garden
Commencing with a paved area and accessible ramp at the rear door
Timber built shed to one side
Outside garden tap
The garden is mostly laid to gravel with a selection of plants and shrubs
At the rear there are double gates to the driveway area

Driveway
Own driveway allowing parking for 2 vehicles
A driveway area with double gates

Notes 1
Light fitting and floor coverings are to remain.

Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(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.