

Ewood,  
St. Catherines Place  
Elgin,  
IV30 1TN



**Offers Over £265,000**

Extended 3 Bedroom Semi-Detached House finished to a high standard, the Property offers 3 different entrances from the Front

### Features

Double Glazing

Gas Central Heating

Under Floor Heating to the Bathroom

Parking to the side for 1 vehicle

Integral Single Garage

Good Sized Enclosed Front Garden

Within walking distance of the Elgin Town Centre & the Train Station



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**Within walking distance of the Elgin Town Centre & the Train Station**

**Accommodation comprises on the Ground Floor a Lounge, Kitchen Diner & Utility Room, an Inner Hallway leads into the Extension Area with a Good Sized Bathroom, Sitting Room & access in to the Integral Garage.**

The Second Floor Accommodation comprises a Landing, 3 Bedrooms & a Shower Room.

Entrance to the Property is via a front entrance door with double glazed frosted panel windows which lead into the original staircase area.

The Property can also be accessed from the double glazed patio doors which lead in to the Sitting Room. Access can also be made from the front via the shed/store area which leads into the Integral Garage.

#### **Entrance Vestibule**

Pendant light fitting

Smoke alarm

A carpeted staircase leads up to the First Floor Landing

Refurbished wood flooring which continues into the Lounge

A door leads in to the Lounge

#### **Lounge: 13'3" x 12'2" plus window recess (4.03 x 3.71)**

Ceiling light fitting

Smoke alarm

Double glazed Bay window to the front aspect

Double radiator

Modern Gas Fireplace set into the wall

Recessed alcoves either side of the Fireplace with glass shelves & smoked glass fronted cupboard space

Iroko restored wood flooring

A door leads into the Kitchen/Diner

#### **Kitchen & Dining Area: 15'2" plus cupboard & door recess x 10'2" (4.62 x 3.1)**

Recessed ceiling lighting which continues into the Dining Area

Heat sensor

Double glazed window on to the rear aspect

Large pantry style store cupboard fitted with shelving within

Refurbished ash wood flooring which continues into the Inner Hallway

Range of wall mounted cupboards & fitted base units with wine rack areas & a 1 ½ style sink with a

mixer tap & drainer set within the fitted worktops

Integrated double oven, electric hob & overhead extractor unit, as well as an integrated microwave, fridge & double drawer dishwasher

The Kitchen Area is fitted with vinyl flooring

The dining area comprises a double radiator & tiled flooring which continues into the Utility Room

A door leads into the Utility Room & a door from the Kitchen Area leads into the Inner Hallway & Extended Area of the Property

**Utility Room: 8'2" plus door recess x 5'11" (2.49 x 1.8)**

Pendant light fitting

A frosted window which looks on to the rear aspect

Loft access hatch

Double radiator

Space to accommodate a washing machine, tumble dryer & a tall fridge freezer

A door leads out the Rear of the Property with a small patio area

Tiled flooring

**Inner Hallway**

Ceiling light fitting

Smoke alarm

Loft access hatch

Refurbished Ash wood flooring which continues into the main part of the Bathroom & in to the Sitting Room

A door leads into the Bathroom & steps lead down into the Sitting Room

**Bathroom: 14'2" x 6'1" (4.32 x 1.84)**

Recessed lighting

Double glazed window on to the side aspect

Heated chrome style radiator

Fitted mirror with touch free light

3 piece suite with jacuzzi bath, press flush WC & modern glass sink

Tiled walls to the main wall & the toilet area

Part refurbished Ash wood flooring & partly tiled flooring

Steps lead down to the Sitting Room

**Sitting Room: 19'7" narrowing to 11'8" x 10'11" narrowing to 6'4" (5.96 narrowing to 3.55 x 3.32 narrowing to 1.92)**

2 pendant light fittings

2 double radiators

Stone feature wall

Double glazed patio doors lead out to the Garden

Refurbished Ash wood flooring

A door gives access in to the Garage

## **First Floor Accommodation**

### **Landing**

Pendant light fitting  
Loft access hatch with a fitted ladder which houses the boiler  
Double glazed window on the half landing to the side aspect  
Fitted carpet

Doors lead to 3 Bedrooms & the Shower Room

### **Bedroom 1: 12'2" plus the window recess x 7'2" plus the wardrobe recess (3.71 x 2.18)**

Pendant light fitting  
Double glazed Bay window to the front aspect  
Double radiator  
Fitted wardrobes & drawer unit to one side of the room  
Fitted carpet

### **Bedroom 2: 10'1" x 7'8" narrowing to 6'6" (3.07 x 2.33 narrowing to 1.97)**

Pendant light fitting  
Double glazed window to the rear aspect  
Double radiator  
Fitted wardrobes  
Fitted carpet

### **Bedroom 3: 12'2" narrowing to 6'5" x 7'9" narrowing to 4'1" (3.71 narrowing to 1.94 x 2.35 narrowing to 1.23)**

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

### **Shower Room: 9'7" x 6'2" (2.91 x 1.87)**

Recessed lighting  
Double glazed window to the rear aspect  
Heated chrome style towel rail  
Fitted units & shelf space with recessed wash basin & press flush WC  
Double shower cubicle enclosure with mains shower  
Tiled walls & slate affect flooring

## **Outside Accommodation**

### **Enclosed Garden**

Decked seating area outside the Lounge Area which then leads down to a lawn area & then on to a gravelled area with a rotary washing line  
Steps from the Sitting Room & Shed area lead down to a lawned area which also give access to the gravelled area  
A gated access leads out on to the Street  
A pathway to the side of the property leads to a 2nd gated access which leads to the parking area  
The Garden benefits from mature plants, shrubs & a small grapevine  
Outside tap

**Shed/Store**

Accessed from the Property  
Lighting & shelving within  
Leads into the Garage

**Integral Single Garage**

Power & lighting within  
Up & over door to the front  
Doors lead in to the Sitting Room & the Shed/Store Area

**Note 1**

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

# Energy Performance Rate

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 80        |
| (55-68) <b>D</b>                            | 61      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

# Council Tax Band

Currently D





















**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.