

Ewood,
St. Catherines Place
Elgin,
IV30 1TN



Fixed Price £259,500

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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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

Council Tax Band

Currently D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(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.