



## **8 Braemorrison Road**

### **ELGIN IV30 4DL**



We have a great opportunity to offer this 2 Bedroom Mid-Terraced Bungalow located in a popular residential area, ideally placed for Bishopmill Primary and Elgin Academy.

The Bishopmill area of Elgin has a range of local amenities which includes a convenience store and pharmacy. The Town Centre provides local and national stores, leisure facilities, a local college, Bus Station and Train Station.

Accommodation comprises; entrance hallway, breakfasting kitchen, lounge, 2 double bedrooms and a bathroom. Further benefits include gas central heating, uPVC double glazing, front and enclosed rear garden.

EPC Rating Band "C"

Viewing is Strongly Recommended to Appreciate Accommodation on Offer

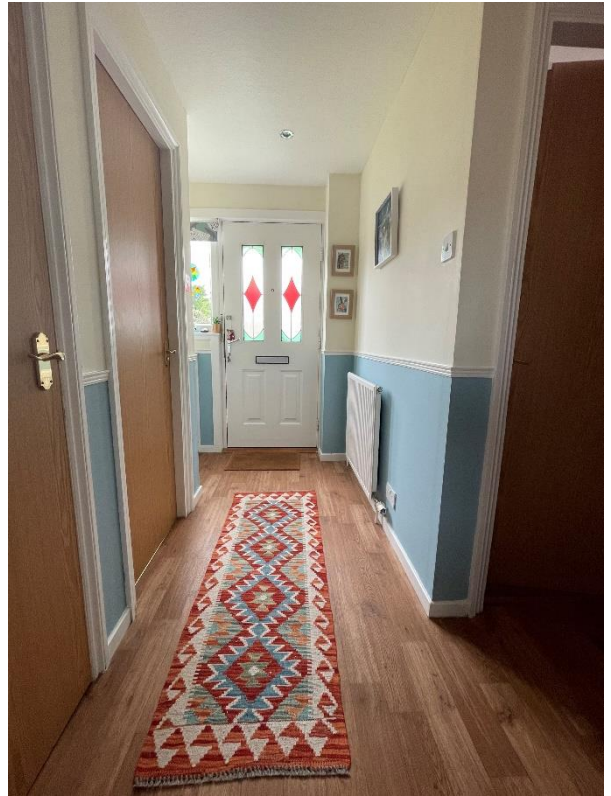
# **OFFERS OVER £130,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

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**L-Shaped Entrance Hallway - 9'4" (2.84m) x 4'5" (1.36m) extends to 7'1" (2.15m) x 2'11" (0.87m)**

Entrance to the property is through a secure uPVC door with 2 stained glass style windows and a security spy hole. Side uPVC double glazed window with a roller blind. 3 recess halogen spotlights to the ceiling, smoke alarm and loft access. Wood effect vinyl flooring, single radiator, power point and small built-in cupboard with tiled shelf houses the consumer units. 2 further built in storage cupboards; one provides part shelving and the other has wall mounted coat hooks and houses the gas central heating boiler. Further doors lead to the Kitchen, Bedrooms and Bathroom.



**Breakfasting Kitchen - 10'4" (3.15m) x 8'3" (2.51m)**

Fully fitted modern kitchen with a range of "Beech effect" wall mounted cupboards with under unit lighting and matching base units with a roll top worksurface. Integrated appliances include a fridge/freezer, washing machine, dishwasher and under counter single oven, electric hob, glass splash back and overhead extractor hood. Sink with chrome mixer tap and drainer. Wood effect vinyl, pendant light fitting, various power points, uPVC double glazed window with roller blind overlooks the rear aspect. Single radiator. Fitted breakfast table and chairs. Open arch to the lounge.







**Lounge - 11'2"(m) x 12'1"(m) plus access from kitchen to 4'9"(m) x 3'10"(m)**

Lovely rear facing lounge with vaulted ceiling. Pendant light fitting, smoke alarm, TV and various power points. Wood effect vinyl to the floor, double radiator and uPVC double glazed window which overlooks the side aspect. uPVC French patio doors with hanging voiles lead out to the courtyard style rear garden. Further secure uPVC door with glass panel insert leads to the side.









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### **Bedroom 1 – 10’5” (3.17m) x 14’0” (4.27m)**

Double Bedroom with pendant light fitting, double radiator, various power points, BT point and vinyl to the floor. Two uPVC double glazed windows with roller blinds, curtain poles with hanging voiles and fitted curtains overlook the front aspect. Built-in double wardrobe fronted by mirror sliding doors provides part shelf and hanging storage.



### **Bedroom 2 – 10’6” (3.2m) x 9’11” (3.02m) plus door access**

Double Bedroom with pendant light fitting, single radiator, various power points, and carpet to the floor. uPVC double glazed window with roller blinds overlooks the rear aspect. Built-in double wardrobe fronted by mirror sliding doors provides part shelf and hanging storage.



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### **Bathroom - 7'3"(2.2m) x 6'2" (1.87m) max measurement**

Fitted bathroom suite comprising of a vanity sink with chrome mixer tap and low-level W.C with concealed cistern. Tiled splash back to the wall and wall mounted mirror. Bath with chrome mixer tap and mains operated shower with tiled walls and a glass shower screen door. uPVC double glazed window to the front aspect, wood effect vinyl to the floor, chrome heated towel rail, ceiling light fitting and extractor light.



### **Front & Rear Courtyard Garden**

The front garden is laid to lawn with a paved pathway leading to the front door. The rear garden is enclosed within a timber fence and secure gate. Paved pathway with a stone chip border leads to the patio doors where there is a raised paved small patio. Further area to stone chip with a rotary dryer. Access to the lounge through French patio doors.

Note 1 – All floor covering, light fittings, blinds and curtains, integrated appliances are included in the sale.

Council Tax Band A

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**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.

**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 01309 696296 for an appointment

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