

20 Mitchell Crescent,

Elgin,

IV30 4EH



Fixed Price £169,950

Located within the Bishopmill area of Elgin is this 3 Bedroom Detached Bungalow benefiting from an Enclosed Garden and Garage.



Features

3 Bedroom Detached Bungalow

Garage

Enclosed Gardens

Double Glazing

Gas Central Heating

Located within the Bishopmill area of Elgin is this 3 Bedroom Detached Bungalow benefiting from an Enclosed Garden and Garage.

Accommodation comprises an Entrance Hallway, Lounge, Kitchen / Diner, an Inner Hallway, 3 Double Bedrooms and a Bathroom. The property benefits further from an Enclosed Garden and Garage.

Entrance to the Property is via a front door leading to:

Entrance Hallway
Ceiling light fitting
Single radiator
Built-in storage cupboard
Laminate flooring

Doors lead through to the Kitchen/Breakfast Room and to the 3rd Bedroom

Lounge – 12'5" (3.78) x 11'8" (3.55)
Ceiling light fitting
Double glazed window to the side with meter cupboard beneath
Double radiator
Built-in storage cupboard which houses the gas boiler
Fitted carpet

A door leads through to the Inner Hallway where Bedrooms 1,2 and the Bathroom are located.

Kitchen / Diner – 14'7" (4.44) x 8'10" (2.69)
A twin aspect room
Ceiling light fitting
Double glazed window to each side
Single radiator
Wall mounted cupboards and fitted base units
1 ½ style sink with drainer unit and mixer tap
Integrated electric hob with overhead extractor unit and double oven
Space to accommodate a washing machine and fridge/freezer
Space to accommodate a dining table within the room
Laminate flooring

Doors from the Kitchen lead to both the Lounge and to the Entrance Hallway

Inner Hallway
Ceiling light fitting
Single radiator
Fitted carpet

Doors lead to Bedroom 1,2 and the Bathroom

Bedroom One – 11'8" (3.55) plus door recess x 11'9" (3.57) max reducing to 9'7" (2.91)

Ceiling light fitting

Double glazed window to the side

Single radiator

Built-in double wardrobe with sliding doors

A double glazed door to the side allows direct access out to the garden

Fitted carpet

Bedroom Two – 11'1" (3.37) x 7'10" (2.38)

Pendant light fitting

Double glazed window to the side

Single radiator

Fitted carpet

Bedroom Three – 11'10" (3.60) x 7'6" (2.28) plus door recess

A twin aspect room and positioned off the Entrance Hallway

Ceiling light fitting

Double glazed window to the front and side

Single radiator

Built-in double wardrobe with sliding part mirrored doors

Fitted carpet

Bathroom – 6'6" (1.97) plus door recess x 6'7" (1.99)

Ceiling light fitting

Double glazed frosted window

Heated towel rail

A shower bath with shower screen and mains shower

Pedestal wash basin and a press flush W.C

Vinyl flooring

Garden

The property benefits from an enclosed garden which features a paved area and with the majority of the garden being laid to lawn with a decked seating area

Outside garden tap

A garden gate leads through to a further enclosed garden area which is situated to the front entrance door area of the property

Garage

A garage fitted with power and lighting

An up and over door to the front

A side single glazed window

Note 1

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

Energy Performance Rate

Council Tax Band

Currently C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(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.