

22 Dunkinty,

Elgin,

IV30 8RA



Offers Over £380,000

Set within a desirable and modern development constructed by Springfield Homes is this superbly presented 3 Bedroom Link-Detached House. The property offers modern open plan design living and benefits from a corner position with an outlook to the rear onto a small wooded area.

Features

3 Bedroom Link-Detached House

Sought after location

Bright and modern living accommodation

Double Glazing

Air Source Central Heating

Driveway and Integral Garage



Set within a desirable and modern development constructed by Springfield Homes is this superbly presented 3 Bedroom Link-Detached House. The property offers modern open plan design living and benefits from a corner position with an outlook to the rear onto a small wooded area.

Accommodation comprises a Hallway, Lounge, Inner Hallway, Dining Area, Kitchen, a Ground Floor Double Bedroom and a Ground Floor Shower Room. The 1st Floor comprises a galleried Landing, a Master Bedroom with a Dressing Room and En-Suite Bathroom.

The property benefits further from a Driveway which can provide parking for 3-4 vehicles, an Integral Garage with Utility area and an enclosed Rear Garden.

Entrance to the property is via a front door with double glazed frosted window leading to:

Hallway – 9'7" (2.91) x 5'9" (1.75) plus door recess and cupboard space
Ceiling light fitting
2 double glazed windows to the front
Double radiator
Built-in storage cupboard
Fitted carpet

Doors lead to the Dining Area, Ground Floor Bedroom and Shower Room

Ground Floor Bedroom – 16'2" (4.93) x 9'9" (2.96) plus wardrobe space
A double bedroom
Pendant light fitting
Double glazed window to the front and rear aspects both with 'perfect fit' venetian blinds
Double radiator
Built-in double mirrored wardrobe
Fitted carpet

Ground Floor Shower Room – 9'3" (2.81) max into door recess x 7'1" (2.15)
Recessed ceiling lighting
Double glazed frosted window to the rear
A tall heated white towel rail
A walk-in design shower enclosure with twin mains shower and porcelain tiled walls within
Floating design vanity unit with recessed wash basin, fitted mirror and shaver point
Press flush W.C with concealed cistern
Half height ceramic tiled walls and ceramic tiled flooring

The Lounge, Inner Hallway, Dining and Kitchen areas have a unique open plan layout, yet each individual area is clearly defined.

Lounge – 19'8" (5.99) max x 10'1" (3.07)
Positioned at the rear of the property, this twin aspect room benefits from an outlook across the rear garden and to a small wooded area
Ceiling light fitting
Double glazed window to the rear and side
2 double radiators
Built-in storage cupboard
Fitted carpet
A double glazed sliding patio door to the side leads out to a paved seating area and the garden

The room continues into a double height hallway area which in turn leads on to the Dining area

Inner Hallway area – 10'1" (3.07) x 5'9" (1.75)
A double height ceiling with recessed ceiling lighting
A carpeted staircase leads to the 1st floor landing
Fitted carpet

Dining Area – 19'8" (5.99) x 10' (3.05)
Ceiling light fitting
Double glazed windows to the front with 'perfect fit' venetian blinds
2 double radiators
Fitted carpet

Doors from this room lead to the Entrance Hallway and into the Integral Garage with Utility area

Kitchen – 10'4" (3.15) x 10'10" (3.30)
Featuring a double height ceiling with recessed ceiling lighting
A range of white wall mounted cupboards with a high gloss finish
Fitted base units with quartz design worktops
Single sink with mixer tap
Integrated appliances include a 5-ring induction hob, electric oven, combination microwave, dishwasher and fridge/freezer
Ceramic tiled flooring

1st Floor Accommodation

Galleried Landing
A galleried landing design which allows a view down to both the Kitchen and Inner Hallway areas.
Ceiling light fitting
Single radiator
Fitted carpet

Master Bedroom with Dressing Room and En-Suite Bathroom / Shower Room – 13'10" (4.21) x 10' (3.05)
Ceiling light fitting
Double glazed window to the front with 'perfect fit' venetian blinds
Double radiator
Fitted carpet

Dressing Room – 12'4" (3.76) x 6'11" (2.10) max and plus wardrobe space
Recessed ceiling lighting
Double glazed Velux window to the front
Single radiator
Built-in double mirrored wardrobe
Fitted carpet

En-Suite Bathroom / Shower Room – 9'10" (2.99) max into cubicle x 9' (2.74) max
Recessed ceiling lighting
Double glazed Velux window to the front
White heated towel rail
Fitted double ended bath with mixer tap
Shower cubicle enclosure with twin mains shower and ceramic tiled walls within

Floating design vanity unit with recessed wash basin and mixer tap
Pres flush W.C with a concealed cistern
Ceramic part tiled walls and ceramic tiled flooring

Bedroom Two – 13'1" (3.98) max into window recess & plus wardrobe space x 10'1" (3.07)
Pendant light fitting
2 double glazed Velux windows to the side
Double radiator
2 built-in mirrored wardrobes
Fitted carpet

Garden

An enclosed rear garden which benefits from an outlook towards a small wooded area
Commencing with a paved seating area with the remainder of the garden being laid to lawn
Outside garden tap and double power point
A side access gate leads to the front of the property and a rear entrance door leads directly into the
Integral Garage

Integral Garage with Utility area – 19'4" (5.89) x 10'8" (3.25) internal measurements
The garage comprises 2 strip light ceiling fittings
An up and over door to the front with a rear entrance door giving direct access to the garden
At the rear of the garage there is a Utility area with fitted base unit, single sink with drainer unit
Space to accommodate a washing machine and tumble dryer

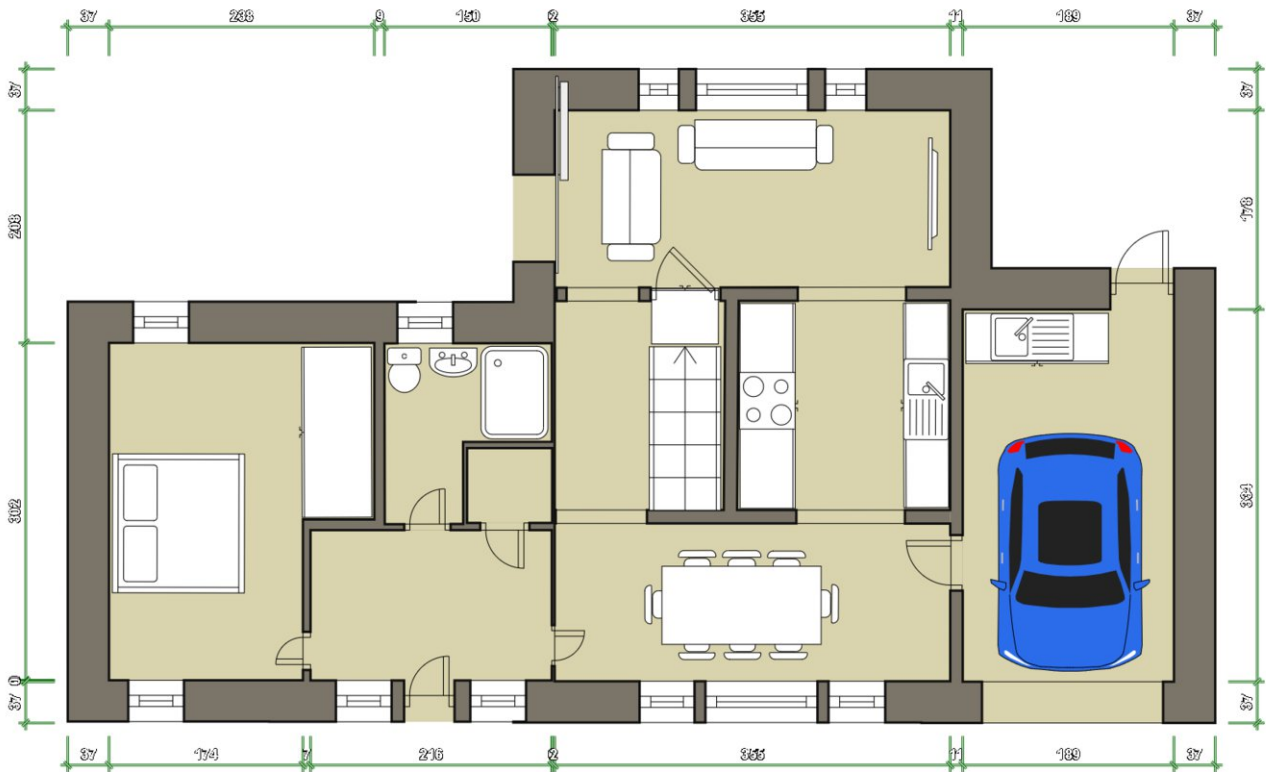
Driveway

A loc-bloc driveway which can provide parking for 3-4 vehicles

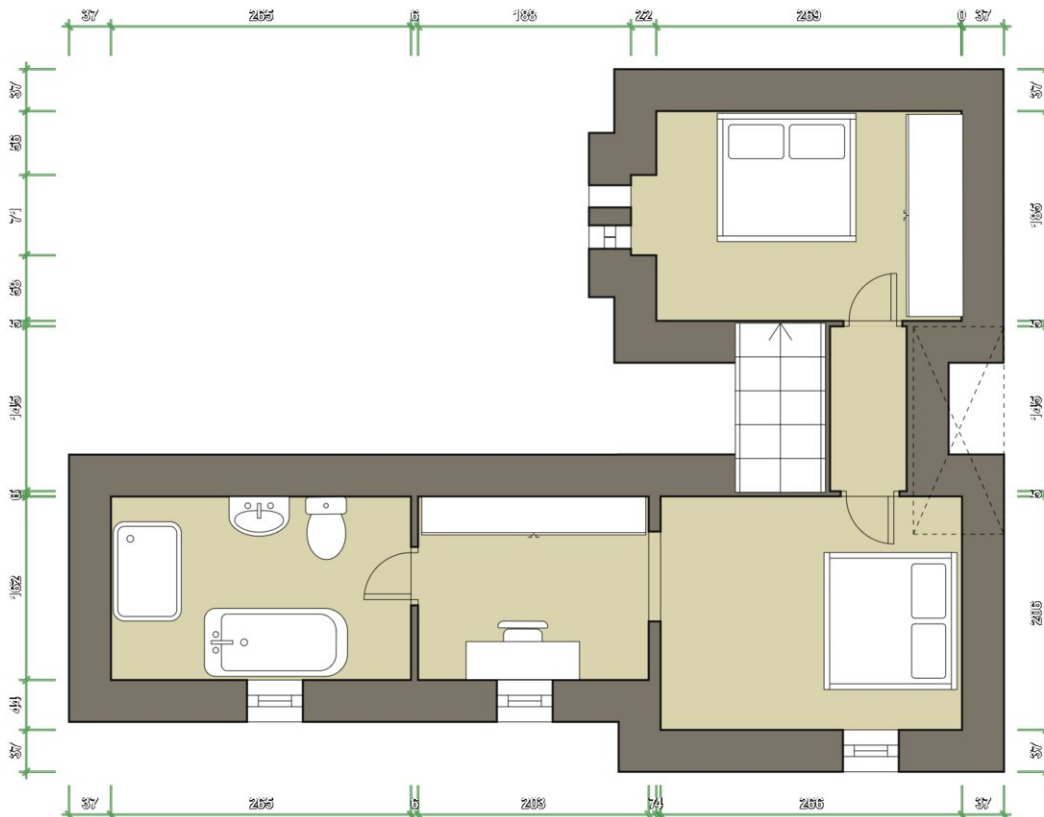
Note 1

All light fittings, fitted blinds & floor coverings are to remain. The curtains are not included within the sale price but can be available by separate negotiation.

Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.













Energy Performance Rate

Council Tax Band

Currently E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		90
(69-80) C	82	
(55-68) D		
(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.