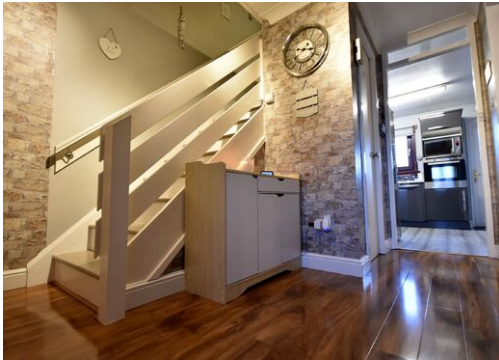


12 Heldon Place
Elgin
IV30 6YS



Offers Over £165,000

Located within the New Elgin side of the town is this 3 Bedroom Semi-Detached House which benefits from its Own driveway and Attached Garage. The property is located within walking distance to Elgin High School.

Features

3 Bedroom Semi-Detached House

Own Driveway with Attached Garage

Enclosed Southerly Facing Rear Garden

Gas Central Heating

Double Glazing



Located within the New Elgin side of the town is this 3 Bedroom Semi-Detached House which benefits from its Own driveway and Attached Garage. The property is located within walking distance to Elgin High School.

Accommodation comprises an Entrance Vestibule, Ground Floor W.C, Hallway, Lounge / Diner and a Kitchen. The 1st floor comprises a Landing, 3 Bedrooms and a Shower Room..

A front entrance door with double glazed windows leading to:

Entrance Vestibule

Coved ceiling

High gloss finish laminate flooring

Hallway – 8'6" (2.59) max reducing to 2'11" (0.88) x 11'6" (3.50)

Ceiling light fitting

A staircase leads to the 1st floor landing

Double radiator

A built-in under stairs storage/utility cupboard provides space and plumbing for a washing machine

A gloss finish laminate flooring

Ground Floor W.C – 5'5" (1.64) max x 2'9" (0.83) max

Ceiling light fitting

Double glazed frosted window to the front

Single radiator

Corner wash hand basin and W.C

High gloss finish laminate flooring

Lounge / Diner – 24'8" (7.51) x 10'8" (3.25) max reducing to 8'2" (2.49)

Coved ceiling with 2 ceiling light fittings

Double glazed window to the front with a double glazed sliding patio door to the rear

2 double radiators

High gloss finish laminate flooring

Kitchen – 11'1" (3.37) x 9'10" (2.99) plus cupboard recess

A strip light ceiling fitting

Double glazed window to the rear

A modern range of wall mounted cupboards and fitted base units

Single sink with drainer unit and mixer tap

Integrated electric hob, electric oven with space above to accommodate a microwave

Integrated dishwasher

Space to accommodate an American style fridge/freezer

High gloss finish laminate flooring

A uPVC rear entrance door with double glazed frosted window leads out to the garden

1st Floor Accommodation

Landing – 9'6" (2.89) max x 8'4" (2.54)

Coved ceiling with ceiling light fitting
Loft access hatch
Vinyl flooring

Bedroom One – 12'4" (3.76) plus wardrobe space x 10' (3.05)

Ceiling light fitting
Double glazed window to the front
Double radiator
Built-in wardrobe and space to accommodate free-standing wardrobes
Fitted carpet

Bedroom Two – 10' (3.05) plus cupboard space x 10'2" (3.10) plus wardrobe space

Pendant light fitting
Double glazed window to the rear
Double radiator
Built-in wardrobe and a built-in storage cupboard
Fitted carpet

Bedroom Three – 9'3" (2.81) reducing to 5'11" (1.80) max x 9'5" (2.86) max

Pendant light fitting
Double glazed window to the front
Single radiator
Built-in wardrobe
High gloss finish laminate flooring

Shower Room – 9'3" (2.81) reducing to 6'2" (1.87) x 6'6" (1.97)

A modern suite comprising a plastic lined ceiling with recessed lighting
Double glazed frosted window to the rear
Heated chrome style towel rail
Walk-in design shower enclosure with a twin head mains shower and wet wall finish within
Fitted cupboard space with a press flush W.C with concealed cistern and vanity unit with a recessed wash basin
Vinyl flooring

Enclosed Rear Garden

A low-maintenance southerly facing rear garden which is partly paved, hard standing and gravelled
Timber built shed to one corner
A rear entrance gate leads out to a communal pathway and a rear door gives access directly into the Garage

Attached Garage with Utility area – 25'3" (7.69) max into door recess area x 11' (3.35)

2 ceiling light fittings
Power points
Up and over door to the front
Internal cold-water tap
At the rear of the garage there is a partitioned storage/utility area (5'9" x 4'8") with a single glazed window and space to accommodate a tumble dryer

Driveway

The property benefits from its own driveway which provides parking for 2 vehicles.

Note 1

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

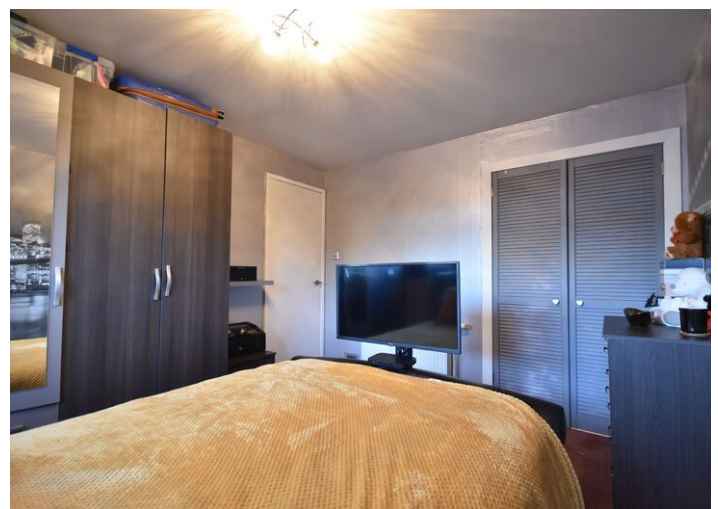
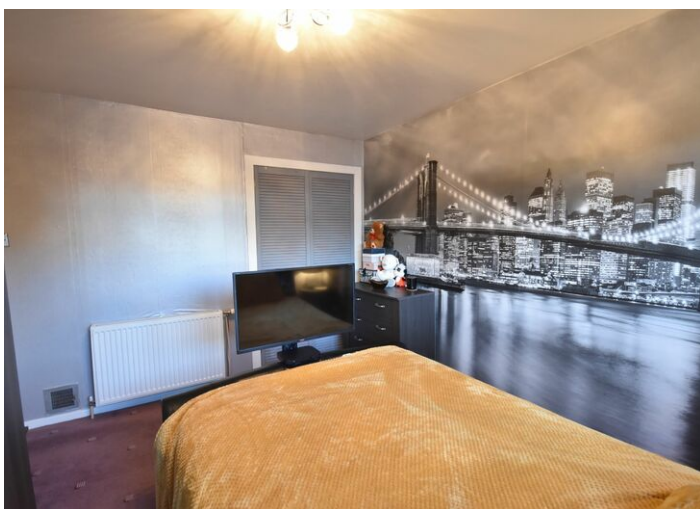
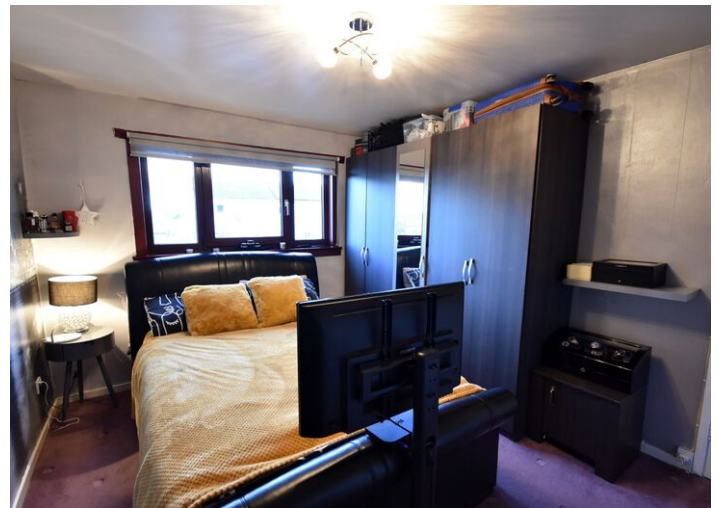
Energy Performance Rate

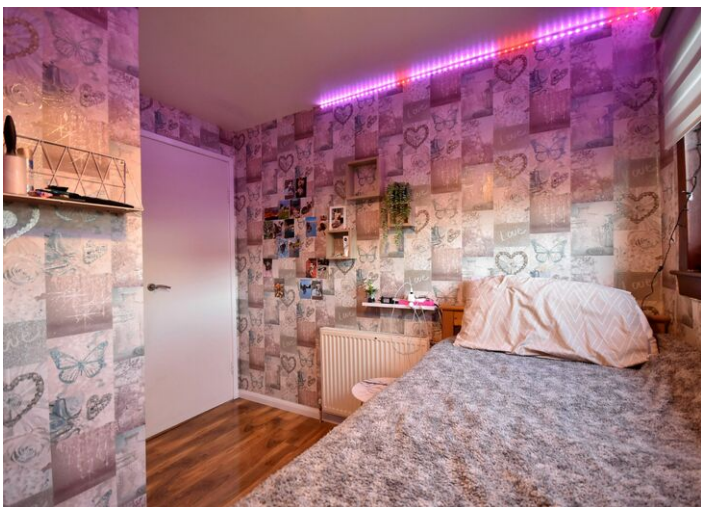
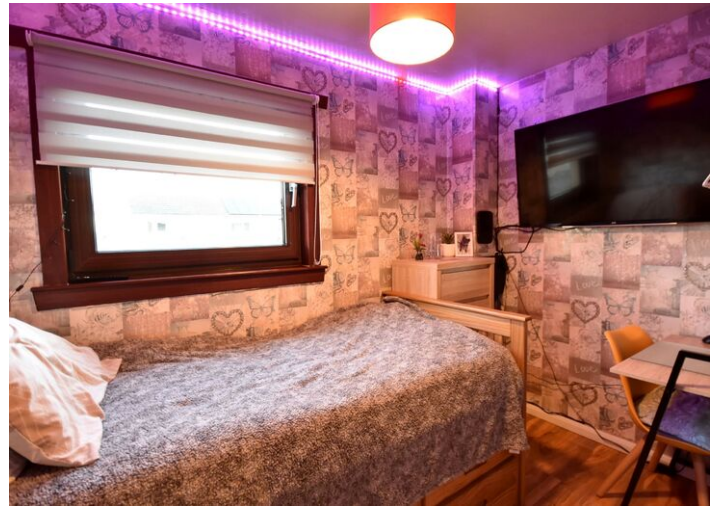
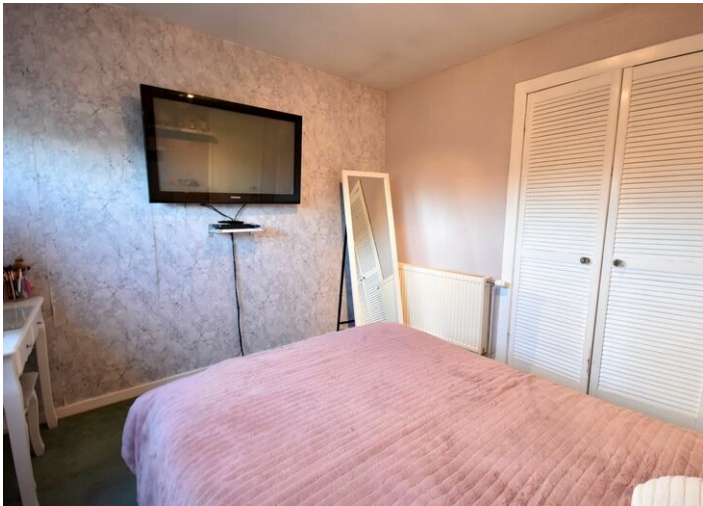
Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(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.