

20 Fraser Avenue,

Elgin,

IV30 4EX



**Fixed Price £139,950**

Located within the popular Bishopmill area of Elgin is this 3 Bedroom Terraced House. The property offers good sized living accommodation and is walking distance for Seafield Primary School.



## Features

3 Bedroom Terraced House

2 Reception Rooms

Gas Central Heating with Worcester Boiler

Partly Double Glazed

Rear Garden

Located within the popular Bishopmill area of Elgin is this 3 Bedroom Terraced House. The property offers good sized living accommodation and is walking distance for Seafeld Primary School.

Accommodation comprises a Hallway, Lounge, Dining Room, Kitchen and a Rear Entrance Vestibule. The 1st floor comprises a Landing, 3 Double Bedrooms and a Bathroom.

3 Bedroom Terraced House  
2 Reception Rooms  
Gas Central Heating with Worcester Boiler  
Partly Double Glazed  
Rear Garden

Entrance to the Property is via single glazed front entrance door with single glazed panel windows leading to:

Hallway – 11'6" (3.50) x 7'1" (2.15)  
Pendant light fitting  
Double radiator  
Carpeted staircase leads to the 1st floor landing  
Fitted carpet

Doors lead to the Lounge and Kitchen

Lounge – 16'4" (4.98) x 11'4" (3.45)  
Coved ceiling with ceiling light fitting  
Double glazed window to the front  
Double radiator  
Gas fire  
Fitted carpet

A door leads to the Dining Room

Dining Room – 10' (3.05) x 7'11" (2.40)  
Ceiling light fitting  
Double glazed window to the rear  
Double radiator  
Wood styled flooring

A door leads into the Kitchen

Kitchen – 12' (3.66) x 9'11" (3.02)  
Ceiling light fitting  
Double glazed window to the rear  
Fitted base unit with single sink and drainer unit  
Wall mounted Worcester gas boiler  
Fitted cupboard space breakfast bar seating area  
Space to accommodate a washing machine and un-counter fridge (to remain)  
Space to accommodate a gas cooker (to remain)  
Wood styled flooring

Doors lead to the Hallway and Rear Entrance Vestibule

Rear Entrance Vestibule

Pendant light fitting  
Storage cupboard  
Wood styled flooring

A rear entrance door with single glazed frosted window leads out to the Garden

Landing

Pendant light fitting  
Loft access hatch  
Single glazed window to the rear  
Fitted carpet

Bedroom One – 13'10" (4.21) x 9'11" (3.02) plus door recess

Pendant light fitting  
Single glazed windows to the front  
Double radiator  
Fitted carpet

Bedroom Two – 11'5" (3.47) max x 10'6" (3.20) max

Pendant light fitting  
Single glazed window to the rear  
Double radiator  
Shower cubicle to one corner of the room  
Fitted carpet

Bedroom Three – 12'4" (3.76) max x 9'7" (2.91)

Pendant light fitting  
Single glazed window to the front  
Double radiator  
Built-in shelved storage cupboard  
Fitted carpet

Bathroom – 5'11" (1.80) x 5'5" (1.64)

Recessed ceiling lighting  
Single glazed frosted window to the rear  
Heated towel rail  
Bath with mixer tap  
Recessed wash basin and press flush W.C  
Wet wall finish to the walls  
Vinyl flooring

Garden

Commencing with a paved seating area  
Timber garden shed  
The remainder of the garden is laid to lawn

Note 1

All fitted blinds, floor coverings and light fittings are to remain. The kitchen white goods are also to remain.

Other furniture items can be available on request.

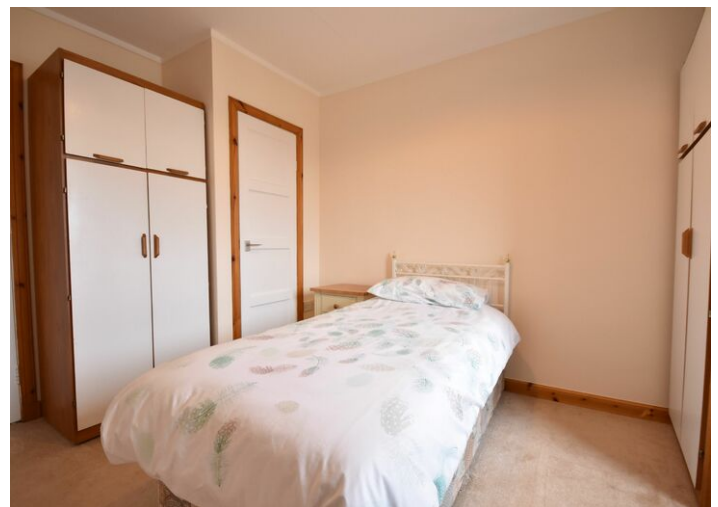
## Energy Performance Rate

## Council Tax Band

Currently B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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.