

9 East Road,

Elgin,

IV30 1XG



Offers in region of £349,950

Substantially Sized 5/6 Bedroom Detached Bungalow located a short walk from Elgin High Street

Features

Double Glazing

Gas Central Heating

4 Bedrooms with En-Suites

Parking for Several Vehicles

Generous Sized Low Maintenance Rear Garden



The property was formally used for B&B and benefits from a separate entrance to the 4 Bedrooms that all benefit from En-Suite Shower Rooms.

The accommodation comprises an Entrance Porch, Hallway, Lounge, Bedroom 5, Office Space, Utility Room, Bathroom, Kitchen, Dining Room, Central Hallway, Bedroom 1 with En-Suite with separate bath & shower & 3 further Bedrooms with En-Suite Shower Rooms

Entrance to the Property is via a uPVC Front Entrance Door with a double glazed window & double glazed panel windows leads in to the Entrance Porch.

A side Entrance Door leads directly in to the Bedroom Accommodation.

Entrance Porch
Recessed ceiling lighting
Double glazed window to the front aspect
Artificial grass

A door leads in to the Hallway

Hallway
Recessed ceiling lighting
Mains smoke alarm
Double radiator
Fitted carpet

Doors lead to the Lounge, Utility Room, Family Bathroom & Bedroom 5

Lounge: 16'3" x 13' plus door recess (4.96 x 3.96)
Coved ceiling with a pendant light fitting & 2 wall mounted light fittings
Double glazed window to the front aspect
Double radiator
Fitted carpet

A door leads to Bedroom 5

Bedroom 5: 12'11" plus cupboard space x 7'6" (3.94 x 2.28)
Pendant light fitting
Double glazed window to the side & front aspects
Fitted work surface to one side
Built-in cupboard which houses the Worcester Boiler
Oak flooring

An open arch leads in to an Office Space.

Office Space: 9'6" maximum x 11'7" maximum plus wardrobe space (2.89 x 3.52)
Pendant light fitting
Mains smoke alarm
Double glazed window to the side aspect
Double radiator
Triple built-in wardrobe with drawer space & fitted mirror within with sliding doors
Fitted carpet

Utility Room: 11'6" x 6'4" widening to 11'11" maximum (3.5 x 1.92 widening to 3.62)
Recessed ceiling lighting
Double glazed Velux window
Fitted base unit with a single sink drainer unit & mixer tap
Space to accommodate a washing machine & tumble dryer
Built-in cupboard with shelving within
2nd built-in cupboard which houses the hot water tank fitted with lighting within
Tiled flooring

A door leads to the Kitchen

Bathroom: 8'5" maximum x 7'3" maximum (2.56 x 2.2)
Recessed ceiling lighting
Loft access hatch
Double glazed Velux window
Heated chrome style towel rail
3 piece suite with shower screen & a mixer tap with shower attachment
Wet wall finish
Vanity cupboard with lighting
Tiled flooring

Kitchen: 17'2" x 13'6" (5.23 x 4.11)
Coved ceiling with recessed ceiling lighting
Heat sensor
Double glazed window to the rear aspect
Double glazed double doors giving access out to the Garden
Flat wall mounted radiator
Range of wall cupboards & display cabinets with under unit lighting & fitted base units with a 1 ½ style sink with drainer unit & mixer tap fitted with overhead light
Integrated electric double oven, electric hob & overhead extractor hood
Recessed built-in microwave
Space to accommodate a fridge & dishwasher
Breakfast bar seating area
Further cupboard space & display cabinets with under unit lighting & a wine rack
Wood flooring

A door leads through in to the Dining Room

Dining Room: 13'6" x 11'8" (4.11 x 3.55)
Recessed ceiling lighting
Double glazed window to the rear aspect
Double radiator
Wood flooring

A door leads to the Central Hallway

Central Hallway
Coved ceiling with 2 ceiling light fitting & emergency lighting
Mains smoke alarm
Loft access hatch
Double radiator

Wood flooring

uPVC door with an access ramp leads outside

Bedroom 1 with En-Suite: 11'4" plus wardrobe space x 11' (3.45 x 3.35)

Coved ceiling with a pendant light fitting

Mains smoke alarm

Double glazed window to the rear aspect

Double radiator

Fitted wardrobe to one side of the room with sliding doors

Wood flooring

En-Suite: 10'1" x 5'10" (3.07 x 1.77)

Coved ceiling with a ceiling light fitting

Heated chrome towel rail

4 piece suite with a mains shower to the quadrant shower cubicle enclosure & a separate bath

Laminate flooring

Bedroom 2 with En-Suite: 11'6" x 10'1" (3.5 x 3.07)

Coved ceiling with a ceiling light fitting

Mains smoke alarm

Double glazed window to the side aspect

Double radiator

Wood flooring

En-Suite Shower Room: 8' x 4'11" (2.44 x 1.48)

Coved ceiling with a ceiling light fitting

Heated chrome style towel rail

3 piece suite with mains shower & tiled walls within the quadrant shower

Fitted mirror with integral light

Laminate flooring

Bedroom 3 with En-Suite: 12'6" maximum plus wardrobe space x 11'9" maximum (3.81 x 3.57)

Coved ceiling with a pendant light fitting

Double glazed window to the front aspect

Double radiator

Built-in triple wardrobe with sliding doors

Oak flooring

En-Suite Shower Room: 7'11" x 4'9" (2.4 x 1.43)

Coved ceiling with a ceiling light fitting

Heated towel rail

3 piece suite with mains shower & tiled walls within the shower cubicle enclosure

Fitted mirror with lighting

Laminate flooring

Bedroom 4 with En-Suite: 12'4" x 11'11" plus wardrobe space & door recess (3.76 x 3.62)

Pendant light fitting

Mains smoke alarm

Double glazed window to the front aspect

Double radiator

2 built-in double wardrobes with sliding mirrored doors

Fitted carpet

En-Suite Shower Room: 8'6" x 2'7" plus door recess (2.59 x 0.77)

Recessed ceiling lighting

3 piece suite with wet wall finish & mains shower within the shower cubicle enclosure

Laminate flooring

A door from Bedroom 4 leads back in to the Main Accommodation

Outside Accommodation

Driveway

Providing parking to the front for several vehicles

Low Maintenance Garden: approx. 68' wide x approx. 71' deep

Large paved seating area with the remainder of the Garden is laid with astro turf with a gravelled border to the left & rear

A further paved seating area

Outbuildings include a timber built shed, block built shed with a slate roof, a Summer House & a metal shed

Summer House: 13'7" x 10'11" (4.13 x 3.32)

Recessed ceiling lighting

Triple glazed windows to the left & front

Part panelled double glazed doors to the front

Power points within

Laminate flooring

Double glazed frosted door to the rear

Block Built Shed: 7'8" x 7'8" (2.33 x 2.33)

Loft access hatch

Double glazed window to the side aspect

uPVC entrance door with a double glazed frosted window

Note 1

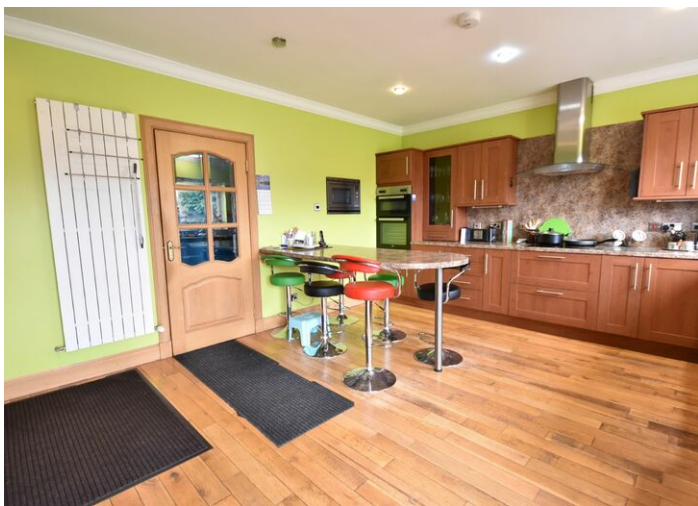
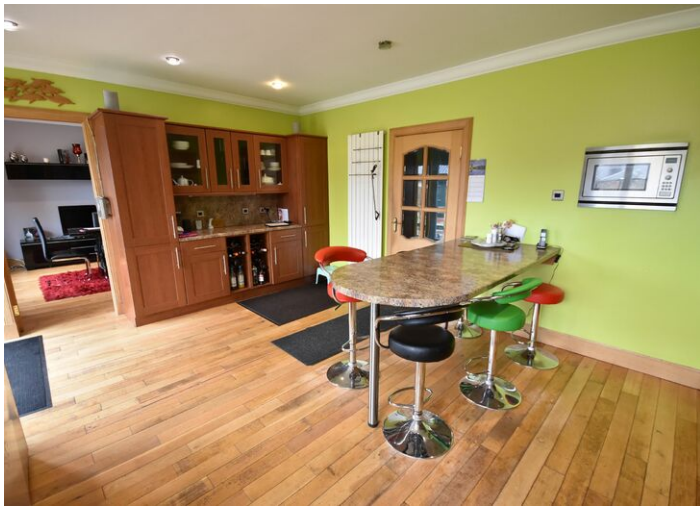
All fitted blinds, floor coverings and light fittings are to remain.

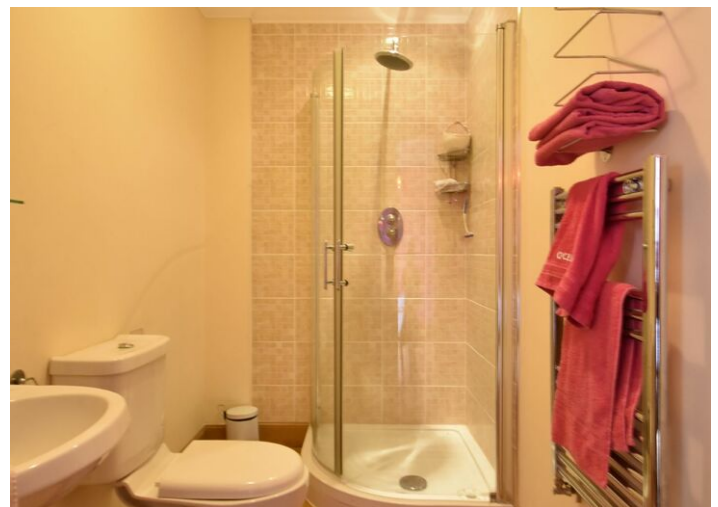
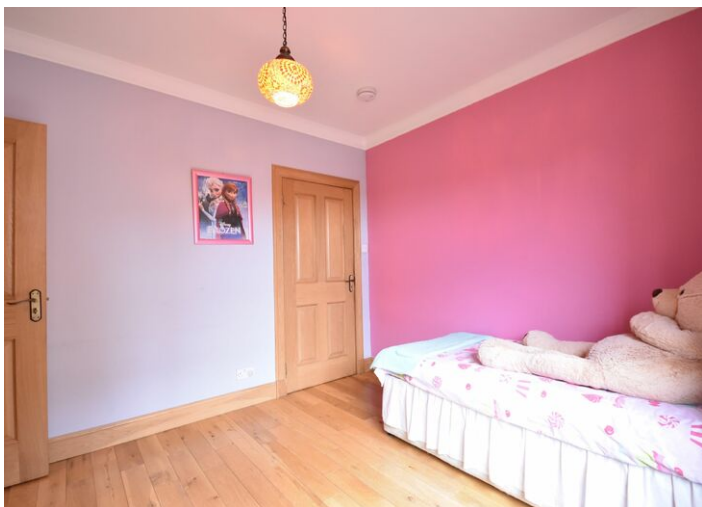
Energy Performance Rate

Council Tax Band

Currently E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	74
(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.