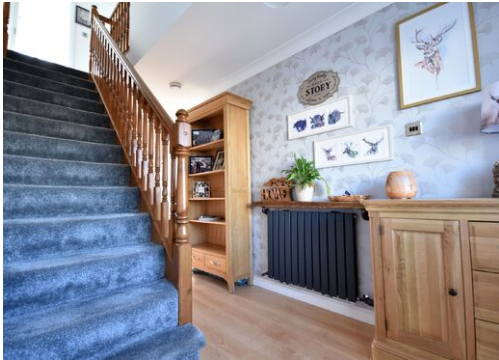


10 Fairfield Avenue  
Elgin  
Morayshire  
IV30 6BB



## Offers Over £315,000

Located within the sought after West End area in Elgin is this 4 Bedroom Detached House Family Home which benefits from a southerly facing Rear Garden with Summer House.

### Features

Multi-fuel Stove to the Dining / Family Room

En-Suite to Bedroom 1

Jack & Jill En-Suite to Bedrooms 2 & 3

Driveway & Garage with Utility Area to Rear

Timber Built Summer House

Double Glazing

Gas Central Heating with Hive Control System (New Boiler Fitted 2024)

Located within the sought after West End area in Elgin is this 4 Bedroom Detached House Family Home which benefits from a southerly facing Rear Garden with Summer House.

Accommodation comprises on the Ground Floor a Hallway, Ground Floor Cloakroom, Lounge, Dining/Family Room & the Kitchen. The First Floor Accommodation comprises Bedroom 1 with En-Suite Shower Room, Bedroom 2 & 3 with Jack & Jill Style En-Suite, Bedroom 4 & the Bathroom

Access to the Property is via a Front Entrance Door which leads into the Hallway

#### Hallway

Coved ceiling with 2 pendant light fittings  
A carpeted staircase leads up to the First Floor Landing  
A grey contemporary style radiator  
Laminate flooring

#### Ground Floor Cloakroom

Ceiling light fitting  
Single radiator  
2-piece suite  
Vinyl flooring

Double doors lead into the Lounge & Dining Room

Lounge: 18'7" x 11'6" (5.66 x 3.5)  
Pendant light fitting  
Double glazed window to the front aspect  
Single radiator  
Laminate flooring

Dining / Family Room: 10'3" x 9'7" (3.12 x 2.91)

Coved ceiling with a pendant light fitting  
Double glazed window to the rear aspect  
Single radiator  
Multi-fuel stove to one corner  
Laminate flooring

A door leads into the Kitchen

Kitchen: 17'1" x 12'1" maximum into bay window recess (5.2 x 3.68)

Recessed ceiling lighting  
Double glazed windows to the rear aspect  
Double glazed double doors give access out to the Garden  
Modern grey contemporary style radiator  
Range of wall mounted cupboards with under unit lighting, fitted base units with work surfaces & a ½ style sink with drainer unit with a multi-function mixer tap  
Integrated gas hob with overhead extractor unit  
Integrated NEFF oven  
Integrated tall fridge & a dishwasher  
Space to accommodate a dining table  
One of the built-in units is designed to house an integrated freezer if required  
Laminate flooring

A door leads in to the Dining/Family Room

#### First Floor Accommodation

##### Landing

Coved ceiling with 2 pendant light fittings

Loft access hatch

Single radiator

2 built-in cupboards, 1 houses the hot water tank the other is fitted with shelving

Fitted carpet

Bedroom 1 with En-Suite: 12'6" plus wardrobe space x 11'7" plus wardrobe space (3.81 x 3.52)

Coved ceiling with a pendant light fitting

Double glazed window to the front aspect

Single radiator

2 built-in wardrobes with folding doors

Fitted carpet

A door leads in to the En-Suite

En-Suite Shower Room: 5'7" maximum into door recess x 8'4" into cubicle (1.7 x 2.54)

Recessed ceiling lighting

Double glazed window to the side aspect

Single radiator

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

Vinyl flooring

Bedroom 2: 10'4" x 10'7" plus wardrobe space (3.15 x 3.22)

Pendant light fitting

Double glazed window to the front aspect

Single radiator

Built-in wardrobe with folding doors

Fitted carpet

A door leads into the Jack & Jill En-Suite

Jack & Jill En-Suite: 7'8" into cubicle recess x 4'1" (2.33 x 1.23)

Recessed ceiling lighting

Double glazed window to the side aspect

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

Vinyl flooring

A door leads into Bedroom 3

Bedroom 3: 12' x 8'7" maximum plus wardrobe space (3.66 x 2.61)

Pendant light fitting

Double glazed window to the rear aspect offering southerly countryside views

Single radiator

Built-in wardrobe with folding doors

Fitted carpet

A door leads into the Jack & Jill En-Suite

Bedroom 4: 10'4" plus recess x 8'9" maximum (3.15 x 2.66)

Pendant light fitting

Double glazed window to the rear aspect offering southerly countryside views

Single radiator

Fitted carpet

Bathroom: 8'2" maximum into door recess x 6'9" (2.49 x 2.04)

Recessed ceiling lighting

Double glazed window to the rear aspect

Single radiator

3 piece suite with mixer tap & hand shower fitting

Vinyl flooring

Outside Accommodation

Southerly Facing Garden

Enclosed with fenced boundaries

Commences with a paved seating area

Small timber built shed to 1 side

Remainder of the Garden is laid to lawn

With a further paved seating area & a raised decked area to one corner

Outside garden tap

Summer House: Internally 9'1" x 12'4"

Timber built with double glazed windows

Double glazed double doors to the front

Power points

Laminate flooring

2 external power points to the Summer House

1 external power point to the front of the Property

Garage:

Fitted with power & lighting

Up & over door to the front

Partition wall within the garage which divides into 2 parts

The 2nd part offers a Utility Area with the Worcester Gas Boiler, fitted base unit & worksurface with a single sink with drainer unit & mixer tap

Space & plumbing for a washing machine & space for a tumble dryer

Note 1

Some light fittings, floor coverings & blinds 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 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	76	
(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.