

12 Newfield Road
Elgin
Morayshire
IV30 4DA



Offers Over £340,000

Located within a cul-de-sac position is this spacious 4 Bedroom DETACHED Bungalow which benefits from an Integral Garage and a Driveway which offers parking for several vehicles. The property features a private rear and un-overlooked rear garden.

Features

4 Bedroom Detached Bungalow

Private Rear Garden

Own Driveway and Integral Garage

En-Suite to Bedroom One

Double Glazing

Gas Central Heating



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Accommodation comprises an Entrance Vestibule, Hallway, a roomy Lounge with a wood burning stove and a separate Dining area, a Kitchen / Family Room, Utility Room, Bedroom One with an En-Suite Shower Room, 3 further Bedrooms and a Bathroom.

Entrance Vestibule

Double glazed frosted window to the front
Laminate flooring

Hallway

A coved ceiling with ceiling light fittings and a wall mounted light fitting
A loft access hatch fitted with loft ladder
Double radiator and a single radiator
2 built-in storage cupboards and an airing cupboard housing the hot water tank
Fitted carpet

Lounge – 17'7" (5.36) x 14'9" (4.49)

A spacious room with partial views to the rear out towards the nearby countryside
A coved ceiling with light fitting
Double glazed windows to the rear
2 double radiators
A cylinder designed wood burning stove is to one corner of the room
Fitted carpet

Dining Area – 11'9" (3.57) x 9'1" (2.76)

Coved ceiling with light fitting
Double glazed window to the rear
Single radiator
Fitted carpet

Kitchen / Family Room – 25' (7.62) max into the window recess x 14'6" (4.42) narrowing to 12'1" (3.68)

A bright and spacious room comprising the kitchen area to the rear and a family area to the front of the room
A coved ceiling with ceiling light fittings
Double glazed bay window to the front and a double glazed window to the rear
2 double radiators
The kitchen comprises a range of wall mounted cupboards and fitted base units
There is a further set of cupboards/display cabinet with a breakfast bar seating area
Integrated fridge, gas hob, electric oven and grill
Space to accommodate a dishwasher
1 ½ style sink with drainer unit and mixer tap
Laminate flooring

The room continues with a family area and space for a sofa suite
Fitted carpet

Utility Room – 10'4" (3.15) x 5'9" (1.75)
Ceiling light fitting
Double glazed window to the rear
Single radiator
Fitted base unit with single sink
Space to accommodate a washing machine
Built-in storage cupboard with lighting within
Laminate flooring

A door gives direct access into the Garage

Bedroom One with En-Suite Shower Room – 11'8" (3.55) x 11'4" (3.45) max and plus wardrobe space
Ceiling light fitting
Double glazed window to the front
Double radiator
A triple mirrored wardrobe
Fitted carpet

En-Suite Shower Room – 7'11" (2.40) x 4'2" (1.26) max
Ceiling light fitting
Double glazed window to the side
Single radiator
Shower cubicle with wet wall finish within and a mains shower
Fitted vanity unit with recessed wash basin and a W.C
Tile effect flooring

Bedroom Two – 11'1" (3.37) plus wardrobe space x 9'9" (2.96)
Ceiling light fitting
Double glazed window to the side
Double radiator
Built-in double mirrored wardrobe
Fitted carpet

Bedroom Three – 11'9" (3.57) max into the door recess x 9'8" (2.94)
Ceiling light fitting
Double glazed window to the front
Double radiator
Built-in double mirrored wardrobe
Fitted carpet

Bedroom Four – 9'11" (3.02) 8'5" (2.56)
Ceiling light fitting
Double glazed window to the side
Double radiator
Built-in mirrored wardrobe
Fitted carpet

Bathroom – 9'11" (3.02) x 5'7" (1.70) max widening to 6'6" (1.97) max
Ceiling light fitting
Double glazed window to the side
Single radiator

Bath with shower screen and mains shower
Vanity unit with a recessed wash basin
W.C
Tile effect flooring

Garden

A private a secluded rear garden which features a large, decked seating area with recessed floor lighting

The remainder of the garden is laid to lawn and there are 2 sheds to one side

There is rubberised tiled area to one side of the garden with a drying line, garden tap and a side gate leads to a side pathway leading to the driveway

Garage – 17'4" (5.28) x 14'5" (4.39)

An insulated garage

Electric operated door to the front

Fitted with power and lighting within

Driveway

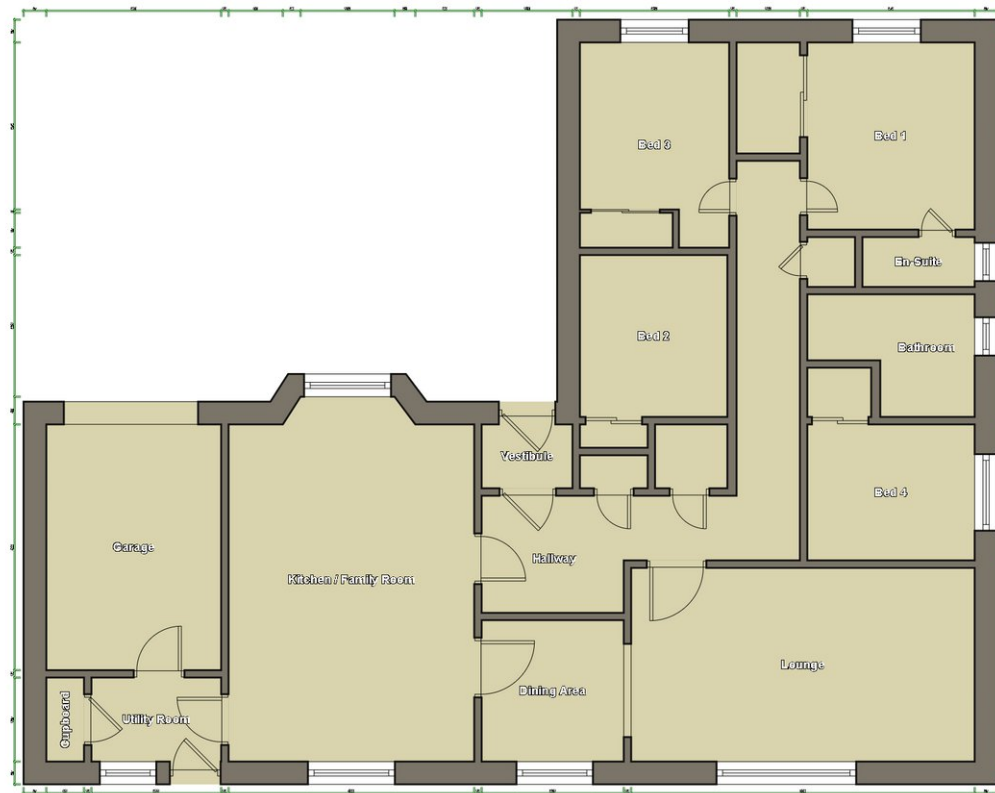
A gated entrance to the driveway

The driveway is block paved and provides parking for several vehicles

Note 1

Floor coverings & blinds are to remain. The light fittings, furniture items and white goods are available by separate negotiation.

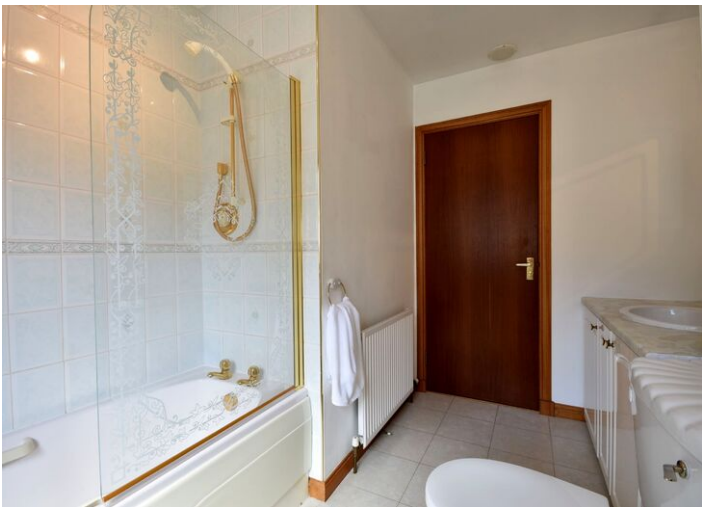
Floorplan



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 Perfomance Rate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Council Tax Band

Currently F

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.