

3 County Houses
Lochhills,
Elgin
Morayshire
IV30 8LS



Offers Over £165,000

Benefiting from a lovely semi-rural position with countryside views to the front is this 3 Bedroom Semi-Detached Bungalow.

The property has been partly modernised by the current owner to include a modern kitchen, oil fired boiler, uPVC double glazing (excluding the porch) and a wood burning stove to the Lounge.

Features

3 Bedroom Semi-Detached Bungalow

Semi-Rural Location with countryside views

Double Length Garage with Mechanics Inspection Pit

Modern Kitchen with Pantry



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The property has been partly modernised by the current owner to include a modern kitchen, oil fired boiler, uPVC double glazing (excluding the porch) and a wood burning stove to the Lounge.

The property also benefits from a spacious 43ft Double Length Garage with a Mechanics Inspection Pit.

Accommodation comprises an Entrance Porch, Hallway, Lounge with wood burning stove, a modern Kitchen with Pantry, 3 Bedrooms and a Shower Room.

Entrance Porch – 8'3" (2.51) x 7'11" (2.15)

Double glazed windows to the front and side offering countryside views

Hallway

Modern grey coloured led ceiling lights

Loft access hatch

A modern flat panelled contemporary styled radiator

2 built-in storage cupboards

Lounge – 15'9" (4.80) x 11'1" (3.37)

A twin aspect room offering countryside views to the front

A coved ceiling with 2 ceiling light fittings

A modern fitted fireplace with mantelpiece and a Henley stove

Recessed shelved alcove

A modern flat panelled contemporary styled radiator

Kitchen with Pantry – 11'10" (3.60) x 8'10" (2.69) max + 9'6" (2.89) into the door area reducing to 5'8" (1.72) x 7'8" (2.33)

A modern fitted Riverside kitchen which also features a pantry at the rear

The main kitchen area comprises 3 ceiling light fittings

Double glazed window to the side

A modern flat panelled contemporary styled radiator

An attractive range of wall mounted cupboards and fitted base units with under-unit lighting

Single sink with drainer unit and a mixer tap which features a hot water tap

Integrated AEG appliances include an induction hob with integral extractor, combination microwave and an electric self-cleaning oven and warming draw.

Integrated dishwasher and fridge

Integral waste bins

Fitted breakfast bar unit with shelf space above which feature integral lighting

The room continues further with a walk-in pantry, this comprises a coved ceiling with recessed led lighting

Double glazed window to the side

Fitted shelving with lighting and fitted base unit and cupboard space

A walk-in storage cupboard with double doors

Tile effect flooring

A grey coloured uPVC side entrance door leads to the driveway and garage

Bedroom One – 12'9" (3.88) max x 11'1" (3.37)
Benefiting from countryside views to the front
Pendant light fitting
Double glazed window to the front
Single radiator
Built-in wardrobe
A fireplace surround is to one corner of the room

Bedroom Two – 10'7" (3.22) plus wardrobe space x 9'9" (2.96)
Pendant light fitting
Double glazed window to the rear
A tall contemporary styled grey radiator
Built-in wardrobe
Fitted carpet

Bedroom Three – 13'5" (4.08) max x 8'8" (2.64) max plus a door recess
Pendant light fitting
Double glazed window to the rear
Single radiator
Fireplace surround
Built-in wardrobe

Shower Room – 5'9" (1.75) max x 5'10" (1.77) max
Ceiling light fitting
Double glazed window to the rear
Single radiator
Shower cubicle with electric Mira shower and wet wall finish within
Pedestal wash basin and a press flush W.C

The owners intended to refit the shower room and have available a new shower room suite. This can be available for purchase as a separate negotiation at £1500.00.

Gardens

A good-sized rear garden which is mostly laid to lawn and features a greenhouse, wood store and a timber built shed.
Outside garden tap, external oil-fired boiler and oil tank

Driveway and Double Length Garage – 43'4" (13.20) max x 14'1" (4.29) max overall measurement
The property benefits from its own driveway which can provide parking for up to 3 vehicles. This leads to a spacious double length garage with the front section featuring a mechanics inspection pit and with double doors to the front for entry. Strip lighting, side entry door and single glazed windows.

The garage continues to the rear further strip lighting, hoisting point and a large extractor fan at the rear for ventilation. Single glazed windows and a 2nd side entry door.

Note 1

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

Note 2

The owners intended to refit the shower room and have available a new shower room suite. This can be available for purchase as a separate negotiation at £1500.00.

Energy Performance Rate

Council Tax Band

Currently A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		









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.