



Kirkton Place, Elgin

Offers Over £145,000 Freehold

2 Bedroom Semi-Detached House located within a cul-de-sac turning with its Own Driveway and a block built outbuilding to the rear. The owners have had planning permission and building warrant passed for a double storey extension.

- Double Glazing
- Plans passed for a Double Storey Extension
- Good sized Block-built Storage Shed/Workshop
- Gas Central Heating
- Driveway

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Accommodation comprises a Hallway, Lounge, Kitchen / Diner, Utility Room, 2 Double Bedrooms and a Shower Room

EPC Rating - C

Entrance to the Property is via a Part Panelled Door with a double glazed frosted window & a double glazed panel window which leads in to the Hallway

Hallway

Recessed ceiling light

A carpeted staircase leads up to the First Floor Landing

Under stair storage cupboard which houses the consumer unit

Laminate flooring

Doors lead to the Lounge & Utility Room

Lounge: 14'9" x 10'9" (4.49 x 3.27)

Ceiling light fitting

Double glazed window to the front aspect

Double radiator

Fitted carpet

Kitchen/Diner: 7'9" x 16'3" maximum (2.35 x 4.96)

2 ceiling light fittings

Double glazed windows to the rear aspect looking on to the Garden

Double radiator

Wall mounted cupboards & fitted base units with roll top work surfaces & a single sink with drainer unit & mixer tap

Integrated electric hob & an electric oven

Space to accommodate a fridge freezer & a dishwasher

Viewings via: Grampian Property Centre, 52 High Street, Elgin, IV30 1BU

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Space to accommodate a dining table

Laminate flooring

A squared opening leads in to the Lounge

Utility Room: 7'5" maximum x 5'6" maximum (2.25 x 1.67)

Pendant light fitting

Double glazed frosted window to the side aspect

Space & plumbing for a washing machine

Valliant gas boiler

Vinyl flooring

First Floor Accommodation

Landing

Recessed ceiling light

Loft access hatch

Double glazed window to the side aspect

Fitted carpet

Bedroom 1: 12'10" plus wardrobe space x 11'4" (3.91 x 3.45)

Pendant light fitting

Double glazed window to the front aspect

Double radiator

Built-in double wardrobe with shelf & hanging space within

Fitted carpet

Bedroom 2: 11'3" x 9'3" (3.42 x 2.81)

Pendant light fitting

Double glazed window to the rear aspect

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Double radiator

Wall mounted power & TV point for a wall mounted TV if desired

Fitted carpet

Shower Room: 8'1" x 6'6" (2.46 x 1.97)

Ceiling light fitting

Double glazed frosted window to the rear aspect

Single radiator

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

Vinyl flooring

Outside Accommodation

Garden

Mostly laid to lawn with a gravelled area to one side

A paved seating area with outside garden tap

A further paved area to the side of the outbuilding

A paved & gravelled pathway leads to the front of the Property & Driveway

Block Built Outbuilding: Internal Measurements 15'8" x 11'11" (4.77 x 3.62)

Strip light ceiling fitting

uPVC double glazed window to the front

Fitted with power within

uPVC front entrance door with a double glazed frosted window to the front

Council Tax:

Currently Band C

Note 1

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

The planning permission that is passed is for a 2 storey extension which would change the

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property to 3 bedrooms. The plans passed would provide a Kitchen / Family Room with separate Utility Room and a Ground Floor Shower Room, the 1st floor would comprise a Master Bedroom with En-Suite Shower Room and a Bathroom.

Planning reference number is: [21/00641/APP | Proposed extension at | 31 Kirkton Place Elgin Moray IV30 6JR](#)

Note 2

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees out to seek their own profession advice.

All descriptions, dimension, areas, references to condition 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.

Note 3

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.

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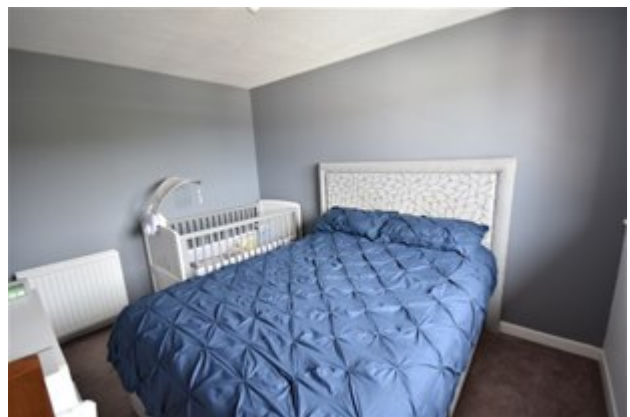
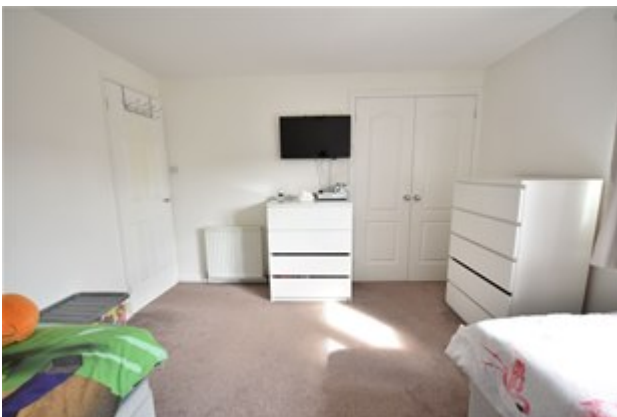
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