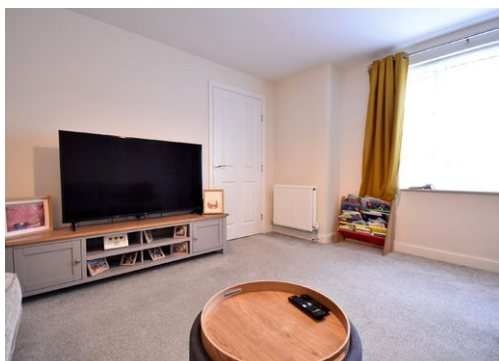


21 Nasmith Crescent
Elgin
Morayshire
IV30 4FG



Offers in region of £248,000

Located within the new Findrassie development in Elgin is this DETACHED 3 Bedroom House which benefits from its Own Driveway.

Features

3 Bedroom DETACHED House

En-Suite to Master Bedroom

Own Driveway

Solar PV panels

Double Glazing

Located within the new Findrassie development in Elgin is this DETACHED 3 Bedroom House which benefits from its Own Driveway.

Accommodation comprises a Hallway, Lounge, Kitchen / Diner, Utility Room and a Ground Floor W.C Cloakroom. The 1st floor comprises a Master Bedroom with En-Suite Shower Room, 2 further Double Bedrooms and a Bathroom.

Hallway

2 pendant light fittings

Double radiator

Built-in storage cupboard for coats and shoes

A carpeted staircase with an under-stairs storage cupboard

Fitted carpet

Lounge – 13'7" (4.13) max x 11'8" (3.55)

Pendant light fitting

Double glazed window to the front

Double radiator

Fitted carpet

Kitchen / Diner – 18'11" (5.77) x 10' (3.05) reducing to 9'1" (2.76)

A spacious room which provides room to accommodate a dining table and sofa settee at one end of the room

A ceiling and pendant light fitting

Double glazed windows to the rear looking onto the garden

Wall mounted cupboards and fitted base units with a single sink and drainer unit

Integrated appliances include a gas hob with electric oven, fridge/freezer and a dishwasher

Wood styled flooring

A double glazed door leads out to the garden

Utility Room – 5'7" (1.70) x 3'9" (1.14)

Ceiling light fitting

Fitted worksurface with space beneath to accommodate a washing machine

Wood styled flooring

Ground Floor W.C Cloakroom – 5'7" (1.70) x 3'10" (1.15)

Pendant light fitting

Single radiator

Pedestal wash hand basin and press flush W.C

Wood styled flooring

1st Floor Accommodation

Landing

Pendant light fitting

Loft access hatch

Built-in storage cupboard

Fitted carpet

Master Bedroom with En-Suite Shower Room – 11'3" (3.42) max x 10'10" (3.30) max and plus wardrobe space

Pendant light fitting

Double glazed window to the front

Single radiator

A built-in double wardrobe with sliding mirrored doors

Fitted carpet

En-Suite Shower Room – 7'5" (2.25) max x 4'8" (1.42)

Ceiling light fitting

Single radiator

Double shower cubicle with mains shower and tiled walls within

Pedestal wash basin with mixer tap

Press flush W.C

Electric shaver point

Tile effect flooring

Bedroom Two – 14'3" (4.34) max reducing to 9' (2.74) x 10'4" (3.15)

Pendant light fitting

Double glazed window to the rear

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom Three – 10'2" (3.10) x 8'2" (2.49)

A double bedroom

Pendant light fitting

Double glazed window to the rear

Single radiator

Fitted carpet

Bathroom – 6'2" (1.87) max x 7'2" (2.18)

Ceiling light fitting

Double glazed window to the front

Single radiator

Fitted bath with shower screen, mains shower and tiled walls to the bath area

Pedestal wash basin with mixer tap and a press flush W.C

Tile effect flooring

Garden

An enclosed rear garden which is mostly laid to lawn with fenced boundaries

There is a plastic garden shed to one side which is to remain

A side entrance gate leads to the Driveway

Driveway

The property benefits from its own driveway which can provide parking for 2-3 vehicles

Note 1

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

Note 2
There is a communal factoring fee for the estate which is approximately £15.00 per month.

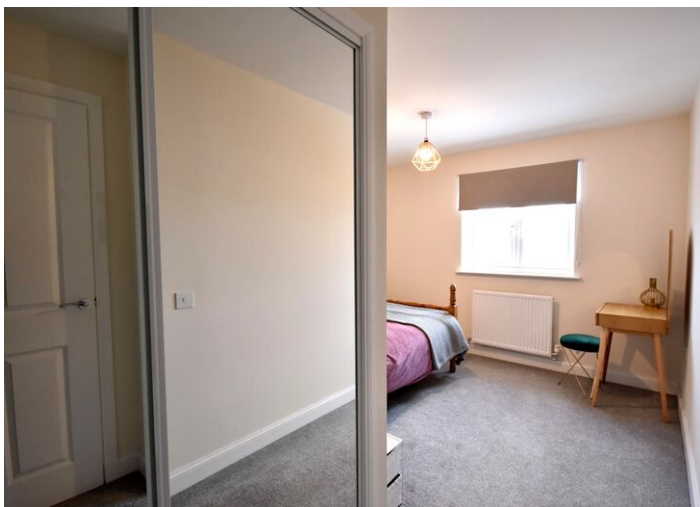
Energy Performance
Rate

Council Tax Band

Currently E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(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.