

Elmlea
Linkwood Road
Elgin
Morayshire
IV30 6DJ



Offers Over £220,000

Located within close proximity to Elgin and its local amenities is this 3 Bedroom Semi-Detached House which benefits from its Own Driveway and Detached Garage. The property also features an Enclosed Rear Garden with 2 separate Outbuildings, one of which is a partly finished sauna.



Features

3 Bedroom Semi-Detached House

Own Driveway and Detached Garage

Enclosed Rear Garden with 2 Outbuildings

Double Glazing

Gas Central Heating

Located within close proximity to Elgin and its local amenities is this 3 Bedroom Semi-Detached House which benefits from its Own Driveway and Detached Garage. The property also features an Enclosed Rear Garden with 2 separate Outbuildings, one of which is a partly finished sauna.

Accommodation comprises a Hallway, Lounge, Kitchen / Diner, a Ground Floor Double Bedroom and a Bathroom. The 1st Floor comprises 2 further Double Bedrooms.

Hallway

Pendant light fitting

Double radiator

A carpeted staircase leads to the 1st floor landing with some under-stairs storage space

Fitted carpet

Lounge – 14'7" (4.44) x 10'10" (3.30)

A twin aspect room

Coved ceiling with light fitting

Double glazed window to the front and side

Double radiator

Recessed alcove with cupboard

Fireplace surround with an electric stove effect fire

Laminate flooring

Kitchen / Diner – 15'4" (4.67) x 8'2" (2.49) plus door recess

A double aspect room comprising a strip light ceiling fitting

Double glazed window to the rear and side

Wall mounted cupboards with under unit lighting and fitted base units

1 ½ style sink with drainer unit and mixer tap

Integrated gas hob with electric oven and microwave

Integrated fridge

Space at one end to accommodate a dining table

Double radiator

Vinyl flooring

Ground Floor Bedroom – 14'7" (4.44) plus window recess x 10'8" (3.25)

Ceiling light fitting

Double glazed window to the front

Double radiator

Free standing bedroom furniture which includes the bedside cupboard and display units, matching bedframe and double wardrobe are to remain

Recessed shelved alcove

Fitted carpet

Ground Floor Bathroom – 10'6" (3.20) x 6'11" (2.10)

Ceiling light fitting
Double glazed window to the rear
Heated chrome style towel rail
Shower cubicle with mains shower and wet wall finish within
Bath
Pedestal wash basin and press flush W.C
Vinyl flooring

1st Floor Accommodation

Landing

Pendant light fitting
Double glazed Velux window to the front
Built-in storage cupboard
Fitted carpet

Bedroom Two – 12'5" (3.78) plus window recess x 10'8" (3.25)

Pendant light fitting
Double glazed window the front
Double radiator
Fitted carpet

Bedroom Three – 12'4" (3.76) plus window recess x 10'10" (3.30)

Pendant light fitting
Double glazed window the front
Double radiator
Built-in storage cupboard with hanging rail and lighting within
Fitted carpet

Garden

An enclosed rear garden which is partly paved and partly loc-bloc with raised vegetable beds
Outside garden tap and a side gate leads to the driveway and garage

There is a part finished timber-built sauna, this comprises a part panelled uPVC door with double glazed window. The sauna is divided into 2 parts with a concreted floor. The sauna can be sold with the relevant sauna heater, insulation and wood to finish, but this would be via separate negotiation with the owner. In addition to this there is a separate block built shed fitted with lighting and power, this 2nd shed is divided into 2 parts, has double glazed double doors for its entrance and a double glazed window to the front.

Driveway and Garage

The property has its own driveway providing parking for 2-3 vehicles, this leads to a detached garage fitted with power and lighting.

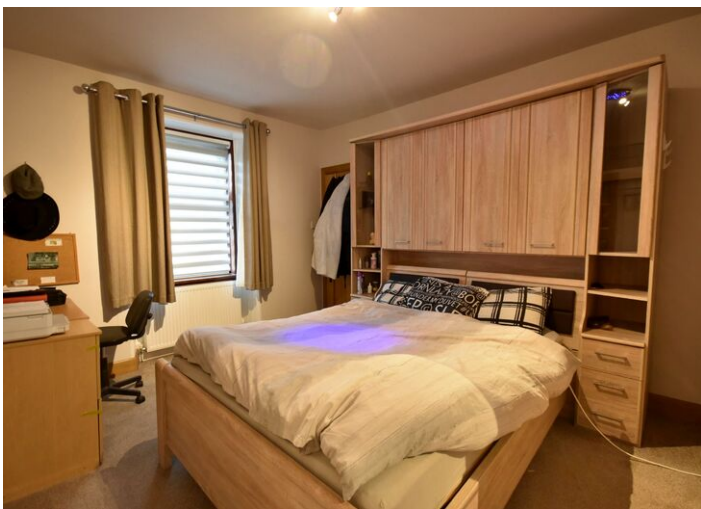
Note 1

All light fittings, floor coverings & blinds are to remain. The sauna heater, flue pipe, insulation and wood can be bought by separate negotiation via the owner.

**Energy Performance
Rate - E**

Council Tax Band

Currently - C







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.