

7 Lodge View
Hopeman
Elgin
IV30 5TS



Offers Over £230,000

Benefiting from a Corner Plot position is this 3 Bedroom End-Terrace House which features its Own Driveway to the side providing Parking for 2 vehicles. The property also features a Summer House with an adjoining Storage Shed.

Accommodation comprises an Entrance Vestibule, Ground Floor W.C Cloakroom, Hallway, Lounge, modern Kitchen / Diner, 3 Bedrooms and a modern Bathroom.

Features

3 Bedroom End-Terrace House

Corner Plot Position

Own Driveway providing Parking for 2 vehicles

uPVC wood effect Double Glazing

Electric Heating



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Entrance Vestibule

Pendant light fitting
Vinyl flooring

Ground Floor W.C Cloakroom

Pendant light fitting
Double glazed window to the front
Electric towel rail heater
Corner hand basin and W.C
Vinyl flooring

Hallway

Pendant light fitting
Electric storage heater
A carpeted staircase leads to the 1st floor landing
Built-in under-stairs storage cupboard
Vinyl flooring

Lounge – 14'9" (4.49) x 12'11" (3.94)

A twin aspect room
Coved ceiling with light fitting
Double glazed window to the front and side
Electric storage heater
Fitted carpet

Kitchen / Diner – 19'7" (5.96) x 10'3" (3.12)

A twin aspect room
2 ceiling light fittings
Double glazed window to the rear and side aspects
A modern range of wall mounted cupboards and fitted base units
1 ½ style sink with drainer unit and mixer tap
An electric Rangemaster cooker (to remain)
Integrated appliances include a fridge, freezer, washing machine and dishwasher
Electric Fisher heater with thermostat room control
Vinyl flooring
A double glazed door leads out to the garden

1st Floor Accommodation

Landing

Pendant light fitting
Loft access hatch fitted with loft ladder, this leads to a partially floored loft fitted with lighting
Built-in storage cupboard fitted carpet

Bedroom One – 11'9" (3.57) plus door recess x 10'8" (3.25) plus wardrobe space

Pendant light fitting

Double glazed window to the rear which offers views out towards the distant fields

Electric panel heater

Built-in double wardrobe

Fitted carpet

Bedroom Two – 12'3" (3.73) plus wardrobe space x 9'9" (2.96) plus door recess

Pendant light fitting

Double glazed window to the front

Electric panel heater

Built-in double wardrobe

Fitted carpet

Bedroom Three – 7'9" (2.35) max x 9'6" (2.89) max

Pendant light fitting

Double glazed window to the front

Electric panel heater

Free-standing wardrobes which are to remain

Fitted carpet

Bathroom – 7'4" (2.23) x 7'6" (2.28)

A modern suite comprising recessed ceiling lighting

Double glazed window to the rear

Heated towel rail

Fitted vanity unit with recessed wash basin and press flush W.C

Bath with mixer tap and hand shower fitting

Separate shower cubicle with mains twin head shower and wet wall finish within

Laminate flooring

Garden

A paved rear garden with outside tap

A rear gate leads out to the double width driveway

Summer House & Shed

A timber-built summer house measuring 13'7" (4.13) x 9'11" (3.02) fitted with power

Single glazed windows to the front with double entry doors

Attached to the summer house is an adjoining store shed with a canopied entrance, outside double power point, insulated Kingspan ceiling, fitted with power and lighting and measuring 9'7" (2.91) x 5'7" (1.70)

Driveway

A double width driveway providing off-street parking for 2 vehicles

Note 1

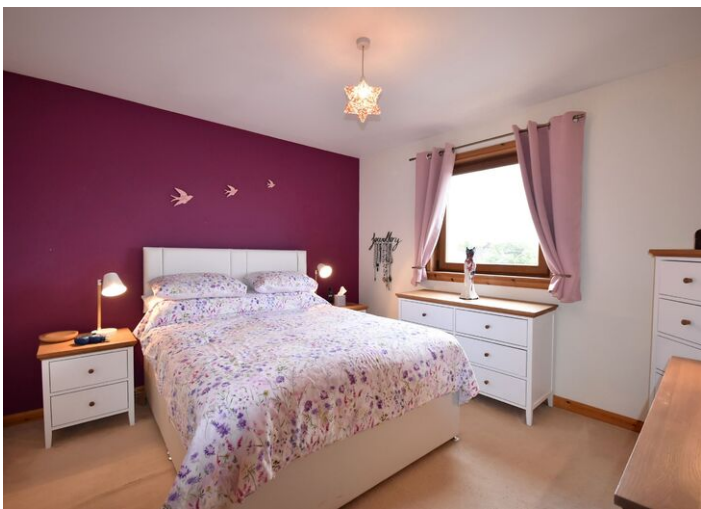
All light fittings, floor coverings & blinds are to remain.

Energy Performance Rate

Council Tax Band

Currently C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		









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.