

13 Distillery Drive
Elgin
Morayshire
IV30 8AA



Offers Over £385,000

Located within the new Linkwood Development by Springfield Homes is this spacious Culbin design 4 Bedroom Detached Family Home which benefits from a Corner Plot Position.

Features

4 Bedroom Detached Family Home

Corner Plot Position

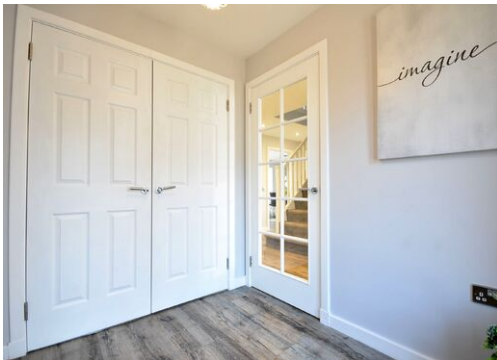
En-Suites to the Master Bedroom and 2nd Bedroom

Integral Garage

Enclosed Rear Garden

Double Glazing

Heat pump / Gas Central Hybrid Heating



Located within the new Linkwood Development by Springfield Homes is this spacious Culbin design 4 Bedroom Detached Family Home which benefits from a Corner Plot Position.

Accommodation comprises an Entrance Vestibule, Hallway, Ground Floor W.C, Lounge, Family Room, Garden Room, Kitchen / Diner and a Utility Room.

The 1st Floor comprises a Master Bedroom with En-Suite Shower Room, a 2nd Double Bedroom with En-Suite Shower Room and Walk-in Wardrobe, 2 further Bedrooms and a roomy Family sized Bathroom.

Entrance Vestibule – 7'7" (2.30) plus wardrobe space x 6'3" (1.89)
Pendant light fitting
Single radiator
Built-in double wardrobe offering shelf and hanging space within
Moduleo flooring

Hallway
Recessed led lighting
Single radiator
A carpeted staircase leads to the 1st floor landing with 2 built-in under-stairs storage cupboards
Moduleo flooring

Ground Floor W.C Cloakroom – 6'6" (1.97) max x 6'1" (1.84) max
Recessed ceiling lighting
A tall chrome styled heated towel rail
Fitted vanity unit with a recessed wash basin and W.C with a concealed cistern
Half height grey coloured tiled walls
Moduleo flooring

Lounge – 17'5" (5.31) x 13'8" (4.16)
Benefiting from a southerly facing aspect
Pendant light fitting
3 double glazed floor to ceiling designed windows to the front
Double radiator
Fitted carpet

Family Room – 11'1" (3.37) max x 10'10" (3.30) max
Ceiling light fitting
Double glazed window to the side
Single radiator
Moduleo flooring

Garden Room – 12'4" (3.76) x 9'3" (2.81)
Ceiling light fitting
Double glazed windows to the rear and side
Double radiator
Double glazed double doors open out onto the garden
Moduleo flooring

Kitchen / Diner – 23'4" (7.11) x 11'5" (3.47)

A lovely open plan design to both the Family Room and Garden Room areas

The kitchen comprises recessed ceiling lighting and a drop light ceiling fitting

Double glazed window to the rear looking onto the garden

Double radiator

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

1 ½ style sink, drainer unit with mixer tap and overhead down lighting

Integrated 5-ring gas hob, 2 electric Zanussi ovens, dishwasher and a fridge/freezer

Part of the worksurface forms a breakfast bar seating area

Moduleo flooring

Open doorways lead to both the Family Room and Garden rooms

Utility Room – 6'7" (1.99) x 6'3" (1.89)

Pendant light fitting

Double radiator

Wall mounted cupboard and fitted base unit with a single sink and drainer unit

Integrated washing machine

Space to accommodate a tumble dryer

Moduleo flooring

Doors leads to the Integral Garage and a rear entrance door leads to the garden

1st Floor Accommodation

Landing

Pendant light fitting

Loft access hatch

Single radiator

Built-in cupboard housing the hot water tank

Fitted carpet

Master Bedroom with En-Suite Shower Room – 17'3 (5.26) max into the door recess area reducing to 9'8" (2.94) x 19'2" (5.84) max into the window recess

Pendant light fitting

Double glazed window to the front and 2 double glazed Velux windows to the rear

Double radiator

Built-in wardrobe

Fitted carpet

En-Suite Shower Room – 7'1" (2.15) x 6'10" (2.07)

Recessed ceiling lighting

Double glazed Velux window

A tall white heated towel rail

Quadrant shower cubicle with mains shower and tiled walls within

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

Electric shaver point

Half height tiled walls

Vinyl flooring

Bedroom Two with En-Suite Shower Room and Walk-in Wardrobe – 13'8" (4.16) x 11'2" (3.40)
plus wardrobe space
Pendant light fitting
Double glazed window to the front
Double radiator
Fitted carpet

Walk-in Wardrobe – 6'2" (1.87) x 5'10" (1.77)
Pendant light fitting
Fitted shelf and hanging rail space
Fitted carpet

En-suite Shower Room – 7' (2.13) x 5'9" (1.75)
Recessed ceiling lighting
Double glazed Velux window
A tall chrome style heated towel rail
Quadrant shower cubicle with mains shower and tiled walls within
Fitted vanity unit with a recessed wash basin and a press flush W.C with a concealed cistern
Electric shaver point
Half height tiled walls
Vinyl flooring

Bedroom Three – 12'7" (3.83) x 9'1" (2.76) plus door recess and wardrobe space
Pendant light fitting
Double glazed window to the side
Single radiator
Built-in wardrobe
Fitted carpet

Bedroom Four – 9' (2.74) plus wardrobe space and door recess x 8'3" (2.51)
Pendant light fitting
Double glazed window to the rear
Single radiator
Built-in wardrobe
Fitted carpet

Bathroom – 11' (3.35) max x 8'9" (2.66) into the window recess
Recessed ceiling lighting
Double glazed window to the side
A tall chrome styled heated towel rail and a single radiator
Fitted bath with shower screen, mains shower and tiled walls to the bath area
Fitted vanity unit with a recessed wash basin and a press flush W.C with a concealed cistern
Half height tiled walls
Electric shaver point
Vinyl flooring

Garden

A good-sized garden which is enclosed with fencing, a side gate leads to the side of the property which then leads to the driveway
The garden is mostly laid to lawn with a paved seating area
Garden tap

Integral Garage – 19'8" (5.99) x 10'5" (3.17)
Benefiting from an electric operated door
Fitted with both power and lighting within

Note 1

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

Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.











Energy Performance Rate

Council Tax Band

Currently F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	88
(69-80) C			
(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.