

18 Johnston Drive
Elgin
Morayshire
IV30 4FH



Offers Over £220,000

Barratt Built 3 Bedroom Terraced House

Features

3 Bedroom Terraced House

Double Glazing

Gas Central Heating

Solar PV Panels

Good Sized Enclosed Rear Garden

2 Allocated Parking Spaces close to the Property

Barratt Built 3 Bedroom Terraced House

Accommodation comprises on the Ground Floor an Entrance Hallway, Lounge, Kitchen, Utility Room & a Ground Floor Cloakroom WC. The First Floor Accommodation comprises Bedroom 1 with an En-Suite Shower Room, 2 further Bedrooms & the Bathroom

Access to the Property is via a Front Entrance Door with double glazed windows which leads into the Entrance Hallway

Entrance Hallway

Ceiling light fitting

Single radiator

A carpeted staircase leads up to the First Floor Landing

Fitted carpet

A door leads into the Lounge

Lounge: 15'2" x 12'3" maximum plus cupboard space (4.62 x 3.73)

Pendant light fitting

Double glazed window to the front aspect

2 single radiators

Built-in storage cupboard with fitted carpet within

Fitted carpet

A door leads into the Kitchen

Kitchen: 11'11" x 11'9" (3.62 x 3.57)

Ceiling light fitting

Double glazed window to the rear aspect

Double glazed door which leads out to the Garden

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

Integrated gas hob, electric oven, overhead extractor hood, fridge freezer & dishwasher

Vinyl flooring

A door leads into the Utility Room

Utility Room: 6'7" x 3'8" (1.99 x 1.11)

Ceiling light fitting

Fitted work surface with space beneath for a washing machine

Vinyl flooring

A door leads into the Ground Floor Cloakroom

Cloakroom: 5'8" x 3'8" (1.72 x 1.11)

Ceiling light fitting

Double glazed window to the rear aspect

Single radiator

2 piece suite

Vinyl flooring

First Floor Accommodation

Landing

Pendant light fitting
Loft access hatch
Single radiator
Built-in storage cupboard
Fitted carpet

Bedroom 1 with En-Suite: 9'7" widens to 11' x 10'2" plus wardrobe space (2.91 widens to 3.35 x 3.1)

Pendant light fitting
Double glazed window to the front aspect
Single radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

A doors leads into the En-Suite Shower Room

En-Suite Shower Room: 3'1" into Cubicle Recess x 5'5" maximum (0.32 x 1.84)

Ceiling light fitting
Double glazed window to the front aspect
Single radiator
Double shower cubicle enclosure with mains shower & tiled walls within
Electric shaver point
Vinyl flooring

Bedroom 2: 8'10" plus wardrobe space & a door recess x 10'1" maximum (2.69 x 3.07)

Pendant light fitting
Double glazed window to the rear aspect
Single radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

Bedroom 3: 9'6" x 5'3" widens to 6'7" (2.89 x 1.59 widens to 1.99)

Pendant light fitting
Double glazed window to the rear aspect
Single radiator
Fitted carpet

Bathroom: 6'5" maximum into recess x 6'2" maximum (1.94 x 1.87)

Ceiling light fitting
Double glazed window to the side aspect
Double radiator
3 piece suite with shower screen, mains shower & tiled walls to the bath area
Vinyl flooring

Outside Accommodation

Good Sized Enclosed Rear Garden
Fence boundaries
Laid to lawn
Timber built shed

Note 1

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

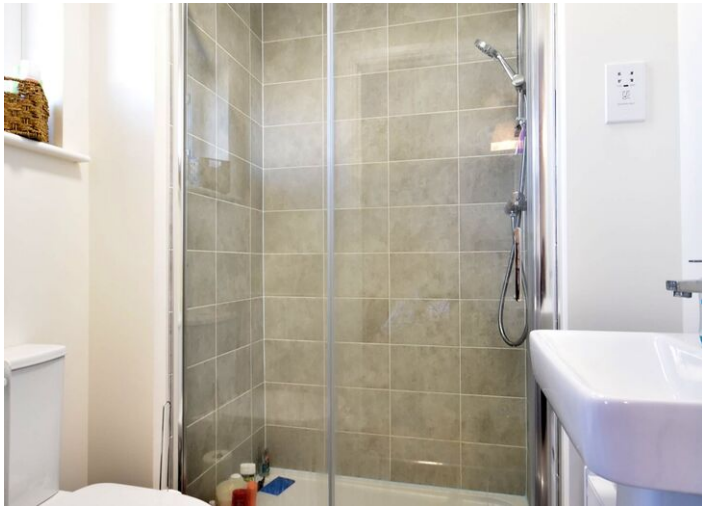
Energy Performance Rate

Council Tax Band

Currently C

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.