



## **21 Marleon Field**

### **ELGIN IV30 4GB**



We are delighted to offer this Detached 3 Bedroom Family Home located in the popular Silvercrest development of Elgin. This property is well located for the local primary and secondary school.

Accommodation is in very good order, comprising of a Hallway, Lounge with Open Plan Dining Area & Kitchen, Utility Room, Ground Floor Cloakroom, Master Bedroom with En-Suite Shower Room, further 2 Bedrooms and a Family Bathroom. Further benefits include Front and Enclosed Rear Garden, Double Glazing, Gas Central Heating, Off Street Parking and Integral Garage.

An Internal Viewing is Strongly Recommended.

EPC Rating "C"

## **OFFERS OVER £245,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

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Entrance to the property thru a uPVC double glazed door with obscure glass panel inserts and a side obscure double-glazed window.

**Entrance Hallway - 7'3" x 4'5"**

Hallway providing access to the Lounge and stairs leading to upper accommodation. Recessed halogen spotlight, coving, smoke alarm and heat detector to the ceiling. Wall mounted bell chime. Single radiator. Double power point. Wood flooring.

**Open Plan Lounge, Dining Area and Kitchen**

**Lounge - 11'10" x 13'11"**

Nicely presented Lounge with uPVC double glazed window overlooking the front aspect with vertical blinds. 6 recessed halogen spotlights, controlled by a dimmer switch, coving and heat detector to the ceiling. Wood flooring. TV and various power points. Double radiator. Wall mounted heating thermostat control.





**Dining Area and Kitchen - 24'7" x 8'2" (maximum measurement)**

Fully fitted Kitchen with a range of base units with kick lighting and wall mounted cupboards with under unit lighting. Roll work surface. Integrated appliances include an eye level double oven, hob with glass splash back, overhead extractor, fridge/freezer and dishwasher. Sink, drainer and mixer tap. Wood flooring throughout. Four recessed halogen spotlights, coving and heat detector to the ceiling. uPVC double glazed window with venetian blinds to the rear aspect. Various power points. The Dining Area has ample space available for a dining room table and chairs, 2 single pendant light fittings and coving to the ceiling. Double radiator. uPVC double French doors leading out to the patio seating area within the rear garden. Further uPVC double glazed window to the rear aspect with venetian blinds. Door leading to the Utility Room.





**Utility Room - 12'4" x 5'4" narrowing to 3'4"**

Useful Utility Room with base units and two wall mounted cupboards. Work surface and ceramic tiling to the walls. Stainless steel sink, drainer and mixer tap. 2 recessed halogen light fittings to the ceiling. Space available for a washing machine. Thermostat control panel. Extractor fan. Wood flooring. Single radiator and various power points. Doors leading to the Cloakroom and Garage. Secure door with obscure glass panel, leading out to the side of the property.



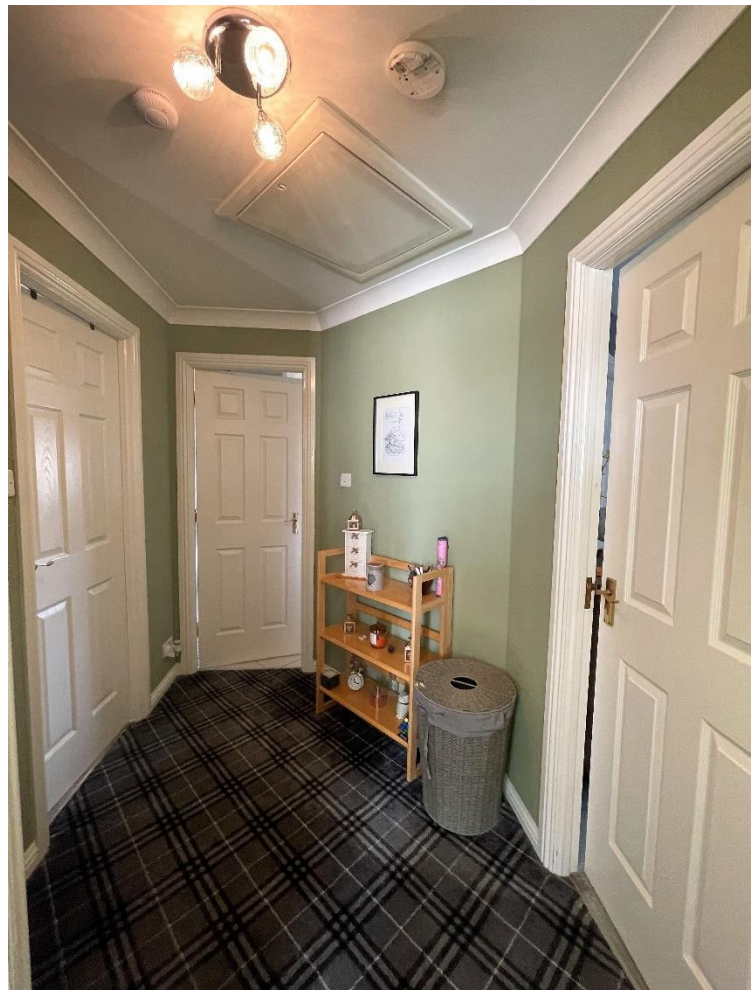


**Cloakroom - 4'0" x 5'9" (maximum measurement)**

Low level WC, vanity unit with wash hand basin and chrome mixer tap. Ceramic tiled splash back. Extractor fan. Single radiator. Chrome accessories. Recessed halogen spotlight to the ceiling. Wood flooring.

**Stairs and Landing**

Carpeted staircase, with painted handrail, leading to upper accommodation. The landing provides access to the Bedrooms and Family Bathroom. 3 bulb light fitting, coving and smoke alarm to the ceiling. Double power point. Loft access. Single radiator.



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## **Master Bedroom with En-Suite Shower Room**

### **Bedroom - 11'1" x 12'7"**

Bedroom with uPVC double glazed window overlooking the rear aspect with vertical blinds, chrome curtain pole and hanging curtains. Carpet to the floor. 4 recessed halogen spotlights to the ceiling. Single radiator. TV & BT point. Various power points. Built in double wardrobe, fronted by mirror doors, offering hanging and shelved storage. Door leading to the En-Suite Shower Room.



### **En-Suite Shower Room - 4'8" x 7'7" (maximum measurement)**

En-Suite Shower Room with low level WC with concealed cistern, vanity unit with wash hand basin with mixer tap and ceramic tiled splash back and large walk in shower enclosure with overhead mains operated shower, retractable shower screen door and full height ceramic tiling to the walls. 2 recessed halogen lights and a shower extractor light. Wall mounted mirror. Single radiator. Tiled flooring. Extractor fan. Obscure uPVC double glazed window to the rear aspect.



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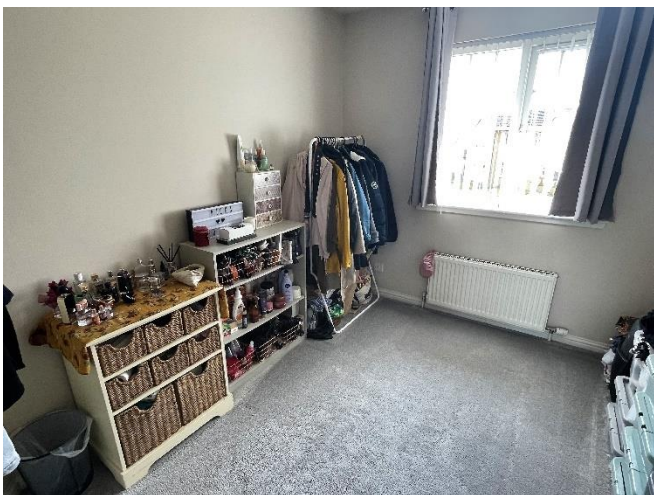
### **Bedroom 2 - 8'10" x 11'11"**

Bedroom with uPVC double glazed window to the front aspect with vertical blinds. Single pendant light fitting and carpet to the floor. Single radiator. TV, BT and various power points. Built in cupboard housing the Mega flo tank.



### **Bedroom 3 - 8'11" x 11'6"**

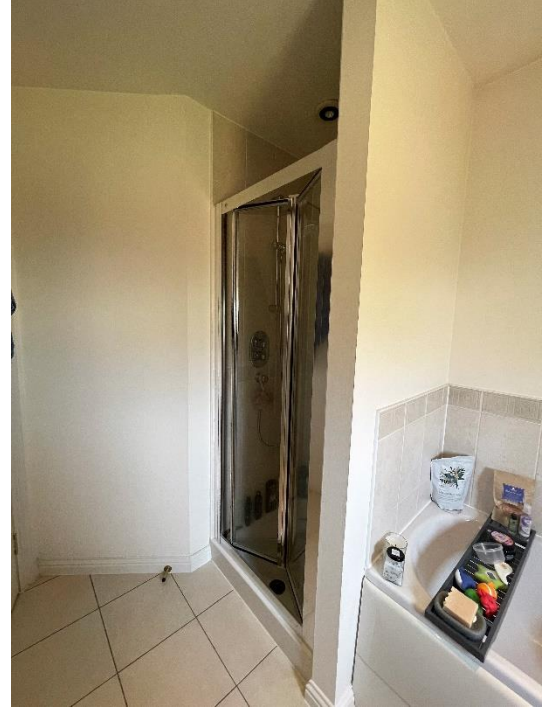
Bedroom with uPVC double glazed window with vertical blinds, chrome curtain pole and hanging curtains, to the front aspect. Single pendant light fitting to the ceiling. Carpet to the floor. Single radiator. TV, BT and Various power points. Built in double wardrobe, fronted by mirror doors, offering hanging and shelved storage.



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### **Family Bathroom - 6'7" x 10'1" (maximum measurement)**

Family Bathroom with low level WC with concealed cistern, vanity wash hand basin with chrome taps, ceramic tiled splash back and bath, with chrome taps, ceramic tiling to the walls and walk in shower enclosure with mains operated shower, retractable glass shower screen, ceramic tiling to the walls and shower extractor light. Ceramic tiling to the floor. Chrome heated towel rail. Extractor fan. 2 recessed halogen spotlights to the ceiling. Obscure uPVC double glazed window to the rear aspect with Roman blind.



### **Garage - 16'0" plus door access x 8'10"**

Garage with motorised roller door to the front and service door leading to the Utility Room. Concrete painted floor with painted pre-lined walls and ceiling. Double radiator. Wall mounted gas boiler. Pendant light fitting and power point.

### **Driveway & Garden**

Loc bloc driveway providing off street parking for three vehicles and gives access to the Garage. The garden to the front of the property is laid to lawn with a low-level fence. Exterior light to the front door. An area with established shrubs to the side. Paved pathway leading to the rear garden. Exterior light and tap to the side of the property. Area to bin store. The Garden to the rear is laid to grass with fence boundary. Paved patio seating area with exterior light to the patio doors. Timber shed provides storage space.

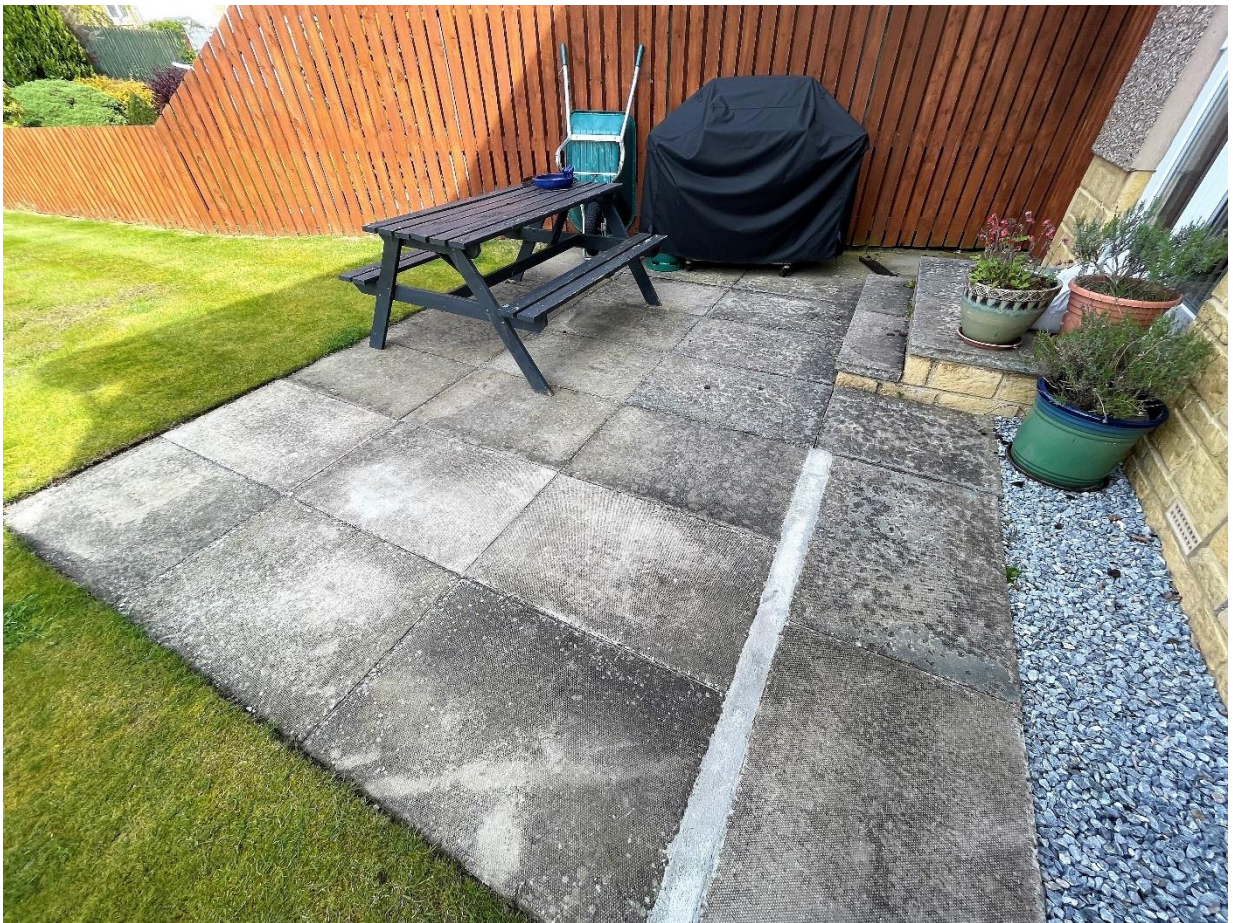
### **Note 1**

All floor coverings, light fittings and integrated appliances are included in the sale.

Council Tax Band "E"

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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.

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 01309 696296 for an appointment

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