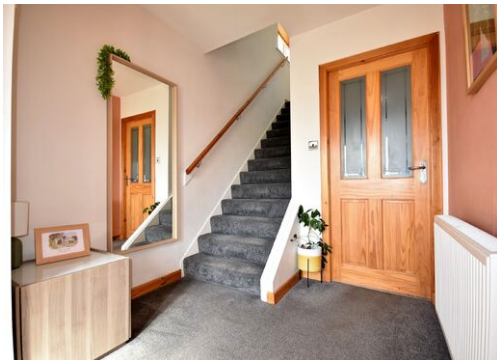


62 Brodie Drive
ELGIN
IV30 4LW



Offers Over £185,000

Located in the popular Bishopmill area in Elgin and benefiting from an open aspect to the front across the Seafield Park Playing fields is this 3 Bedroom End Terrace House.

The property features its Own Driveway leading to a 27ft Garage at the rear and is just a stone's throw away from the Seafield Primary School.

Features

3 Bedroom End-Terrace House

Own Driveway and a 27ft Garage

Good sized Garden with Summer House

GCH

Double Glazing

Located in the popular Bishopmill area in Elgin and benefiting from an open aspect to the front across the Seafield Park Playing fields is this 3 Bedroom End Terrace House.

The property features its Own Driveway leading to a 27ft Garage at the rear and is just a stone's throw away from the Seafield Primary School.

Accommodation comprises a Hallway, Lounge with wood burning stove, a Kitchen / Diner and a Side Entrance Vestibule. The 1st floor comprises 3 Bedrooms and a modern Bathroom.

Hallway

Pendant light fitting

Double radiator

A carpeted staircase leads to the 1st floor landing

Built-in storage cupboard

Fitted carpet

Lounge – 16'2" (4.93) x 11'4" (3.45) max

Benefiting from an open view out across the Seafield Park, this room comprises a pendant light fitting

Double glazed window to the front

Double radiator

The room features a wood burning stove

Fitted carpet

Kitchen / Diner – 20'2" (6.15) x 9'8" (2.94)

A spacious room comprising recessed ceiling lighting

2 double glazed windows to the rear

2 single radiators

A range of wall mounted cupboards and fitted base units

1 ½ style sink with drainer unit

A free standing electric cooker (to remain)

Space to accommodate an American style fridge/freezer, washing machine and dishwasher (dishwasher is to remain)

Laminate flooring

Side Entrance Vestibule

Pendant light fitting

Fitted cupboard storage space

Glowworm gas boiler

Recessed storage space

Vinyl flooring

A side entrance door leads to the Driveway and Garden

1st Floor Accommodation

Landing

Pendant light fitting

Loft access hatch fitted with a loft ladder leads to partially floored loft

Double glazed window to the side

Fitted carpet

Bedroom One – 11'9" (3.57) plus wardrobe space and recess x 9'11" (3.02)

Benefiting from a lovely view across the park field

Coved ceiling with a pendant light fitting

2 double glazed windows to the front

Single radiator

A triple fitted wardrobe with sliding doors

Fitted carpet

Bedroom Two – 12'4" (3.76) into the recess max x 9'5" (2.86)

Benefiting from a lovely view across the park fields

Coved ceiling with a ceiling light fitting

Double glazed window to the front

Double radiator

Built-in cupboard

Fitted carpet

Bedroom Three – 11'5" (3.47) max into recess x 10'5" (3.17)

A double bedroom comprising a coved ceiling with a ceiling light fitting

Double glazed window to the rear

Single radiator

Built-in single wardrobe

Fitted carpet

Bathroom – 5'5" (1.64) x 5'11" (1.80)

A modern bathroom comprising ceiling light fitting

Double glazed window to the rear

Heated towel rail

Bath with a waterfall design mixer tap, shower screen and a mains shower

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

Vinyl flooring

Garden

A spacious rear garden which commences with a paved seating area, the remainder of the garden is laid to lawn

A further paved seating area is to the rear and the garden features a timber-built summer house (measures internally 11'7" 3.52 x 8'8" 2.64) which is fitted with power

Double doors to the front with single glazed windows

Driveway and Garage

The property benefits from a long driveway with a gated entrance to the front

The driveway leads to the very rear of the garden to where there is a 27ft long garage fitted with lighting and power

The garage has double metal doors to the front, a double glazed window to the side, and with fitted

shelves and bench at the rear

Note 1

All light fittings & floor coverings are to remain. The electric cooker and dishwasher are also to remain.

Energy Performance Rate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Council Tax Band

Currently B









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.