

28 Seafield Street
Elgin
Morayshire
IV30 1QZ



Offers Over £210,000

Located within close proximity to Elgin town centre and High Street is this 3 Bedroom Semi-Detached House. The property benefits from a wide frontage of approximately 53ft wide and could offer the potential to extend the current accommodation (subject to planning consents).



Features

3 Bedroom Semi-Detached House

Generous sized South Westerly facing Garden

53ft wide frontage (approx.)

Potential for extension (subject to planning)

Own Driveway and Garage

Located within close proximity to Elgin town centre and High Street is this 3 Bedroom Semi-Detached House. The property benefits from a wide frontage of approximately 53ft wide and could offer the potential to extend the current accommodation (subject to planning consents).

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Rear Entrance Porch with W.C Cloakroom, 3 Bedrooms and a Bathroom.

Entrance to the property is via a front door with single glazed frosted windows leading to:

Entrance Vestibule
Pendant light fitting
Built-in cupboard for coats and shoes
Fitted carpet

Hallway
Pendant light fitting
Double radiator
A carpeted staircase with wooden stairgate leads up to the 1st floor landing
Built-in under stairs storage cupboard
Fitted carpet

Lounge – 14'6" (4.42) max into bay window recess x 15'2" (4.62)
Pendant light fitting
Double glazed bay window to the front
Single radiator
A tiled fireplace surround with an open fire
Recessed alcove with shelving and cupboard space

Dining Room – 15' (4.57) x 12'10" (3.91)
Coved ceiling with a ceiling light fitting
Double glazed window to the rear looking onto the garden
Single radiator
Fireplace surround with a remotely operated gas coal effect fire
Recessed alcove
Fitted carpet

Kitchen – 10'9" (3.27) x 9' (2.74)
Ceiling light fitting
Double glazed window to the rear looking onto the garden
Double radiator
Wall mounted cupboards and fitted base units
Space to accommodate a freestanding electric cooker
Single sink with drainer unit and mixer tap
Integrated dishwasher, space to accommodate a washing machine and fridge
Tiled flooring

Rear Entrance Porch with W.C Cloakroom
Polycarbonate roof with double glazed windows to the side and rear

A part panelled uPVC door with double glazed window leads out to the garden
A door leads to the cloakroom which comprises a W.C and pedestal wash basin
Laminate flooring

1st Floor Accommodation

Landing

2 pendant light fittings
Double glazed Velux window to the side
Loft access hatch
Built-in storage cupboard
Fitted carpet

Bedroom One – 14'1" (4.29) max into window recess x 10'10" (3.30)

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

Bedroom Two – 12'7" (3.83) max into window recess and into wardrobes x 13'10" (4.21) max

Pendant light fitting
Double glazed window to the rear
Single radiator
Built-in wardrobe and cupboard which houses the hot water tank
Fitted shelf space
Fitted carpet

Bedroom Three – 11'1" (3.37) x 8'10" (2.69) max into the coombe

Pendant light fitting
Double glazed window to the side
Double radiator
Fitted shelf space
Fitted carpet

Bathroom – 9' (2.74) max into window recess x 9'1" (2.76) max

Ceiling light fitting
Double glazed window to the rear
Heated towel rail
Corner style bath
Quadrant shower cubicle with an electric shower and tiled walls within
Pedestal wash basin and W.C
Built-in cupboard space
Part tiled walls and vinyl flooring

Garden – 45ft deep x 50ft wide approx

A generous sized garden which is partly laid to lawn with a flowerbed border with a variety of plants and shrubs

There is a summer house to one side with a storage shed

A side gate leads to the front driveway and garage

Driveway and Garage

A good-sized driveway providing parking for 2-3 vehicles

The front area is approximately 53ft wide (approx.) and provides space to create further parking if needed

The driveway leads to a single garage fitted with power and lighting

Note 1

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

Energy Performance Rate

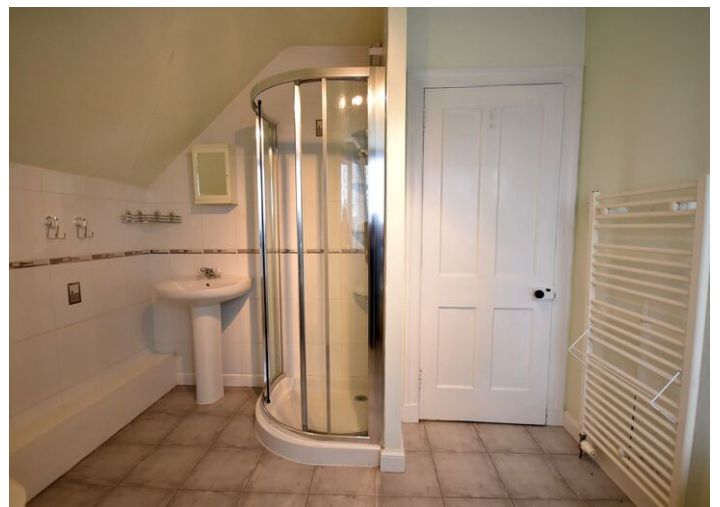
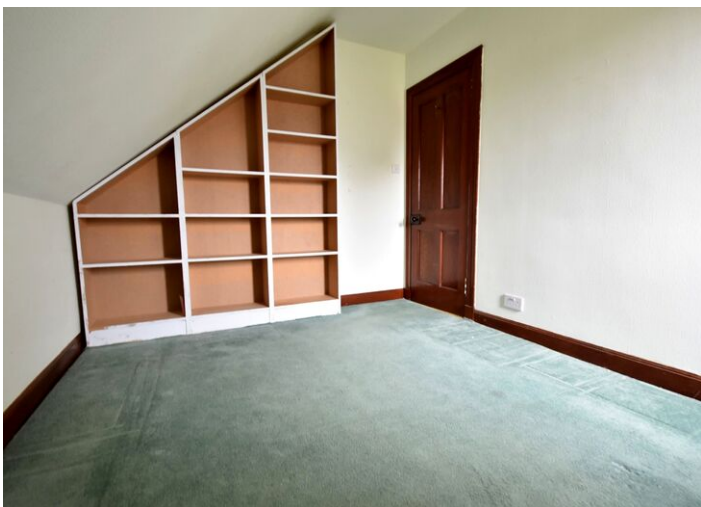
Council Tax Band

Currently D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		52	
(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.