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23b South Guildry Street Elgin Morayshire IV30 1QN









Offers in region of £210,000

Located within walking distance to Elgin's High Street is this 3 Bedroom Semi-Detached House. The property benefits from an En-Suite Shower Room and a spacious Garage with Electric door providing parking within for a vehicle.

Features

3 Bedroom Semi-Detached House
Spacious Garage providing parking
En-Suite to Master Bedroom
Double Glazing
Gas Central Heating

Located within walking distance to Elgin's High Street is this 3 Bedroom Semi-Detached House. The property benefits from an En-Suite Shower Room and a spacious Garage with Electric door providing parking within for a vehicle.

Accommodation comprises a Hallway, Lounge with wood burning stove, a Kitchen / Diner, Utility Room and a Ground Floor Bathroom.

The 1st Floor comprises a Landing, Master Bedroom with En-Suite Shower Room, 2 further Bedrooms and a Study which was formerly a Shower Room which can be reinstated on request.

Hallway

Ceiling light fitting Single radiator

Built-in double storage wardrobe with cupboard space above

A carpeted staircase with under-stairs storage cupboard leads to the 1st floor landing Karndene flooring

Lounge – 13'9" (4.18) x 12' (3.66)

Coved ceiling with light fitting
Double glazed window to the front
A tall floor to ceiling styled double radiator
The room features a wood burning stove
Recessed shelved alcove
Karndene flooring

Kitchen / Diner – 20'5" (6.22) x 10'1" (3.07)

Recessed ceiling lighting and 2 ceiling light fittings

Double glazed window to the side

Double radiator

The kitchen comprises a range of wall mounted cupboards and fitted base units with quartz effect worktops and a breakfast bar seating area

Integrated led kickboard lighting

Integrated electric induction hob with microwave and oven

Further integrated appliances include a fridge/freezer and dishwasher

1 ½ style sink with mixer tap

Karndene flooring

Utility Room -6'2'' (1.87) plus door recess x 4'4" (1.31)

Ceiling light fitting
Double glazed window to the rear
Fitted base unit with space to accommodate a washing machine
Single sink with drainer unit
Worcester gas boiler
Tiled flooring

Ground Floor Bathroom - 6'7" (1.99) x 6' (1.83)

Recessed ceiling lighting
Double glazed window to the rear
Heated chrome style towel rail
Jacuzzi bath with hand shower fitting
Fitted vanity unit with recessed wash basin and W.C
Tiled walls and tiled flooring with under floor electric heating

1st Floor Accommodation

Landing

Recessed ceiling light Fitted carpet

Master Bedroom with En-Suite Shower Room - 10'2" (3.10) x 10'2" (3.10) plus wardrobe space

Pendant light fitting Double glazed window to the front Double radiator Built-in double mirrored wardrobe Fitted carpet

En-Suite Shower Room – 8'10" (2.69) x 4'3" (1.28) widening to 5'7" (1.70)

Plastic lined ceiling with recessed lighting
Double glazed window to the front
Heated towel rail
Quadrant shower cubicle with mains twin head shower
Vanity unit with twin wash basins and wall mirrors
Press flush W.C
Tiled walls and tiled flooring

Bedroom Two – 10'6" (3.20) max into recess x 10'1" (3.07)

Pendant light fitting
Double glazed window to the rear
Double radiator
Built-in double mirrored wardrobe
Fitted carpet

Bedroom Three – 8'11" (2.72) x 8' (2.44)

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

Study – 5'7" (1.70) x 5'4" (1.62)

Formerly a shower room, but the sanitary ware has been removed and is now a study. The plumbing connections and waste are still in place as are the tiled walls, and on request the owner is happy to re-install the original suite to be put back. This would then give the property 2-bathroom facilities.

Garden

Mostly paved with loc-bloc and an area laid to artificial grass Outside garden tap

A double side gate leads to the South Guildry Street

Garage – 26'7" (8.10) x 12'7" (3.83) ceiling height of 10' (3.05) plus gym area of 12'4" (3.76) x 8'9" (2.66)

A spacious garage which provides parking for a vehicle within

Electric roller door to the front

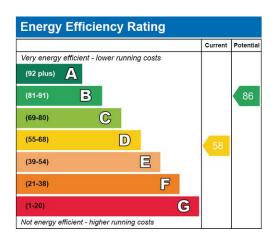
Lighting and power

At the rear of the garage there is an additional area which is currently used a gym space The overall depth measurement of the garage and rear space is 35'9" (10.89)

Note 1

All light fittings, floor coverings & blinds are to remain. The corner sofa suite is available by separate negotiation.

Energy Performance Rate



Council Tax Band

Currently C













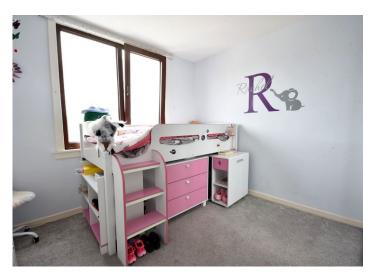






























Important Notice

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.