

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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**

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