

25 Morriston Road  
Elgin  
Morayshire  
IV30 4EB



**Offers Over £180,000**

Semi-Detached 2 Bedroom Bungalow located within in close proximity to Bishopmill Primary School and Elgin Academy.

### **Features**

2 Bedroom Semi-Detached Bungalow

Partial Double Glazing

Gas Central Heating

3 Reception Rooms

Garage at the rear

**Semi-Detached 2 Bedroom Bungalow located within in close proximity to Bishopmill Primary School and Elgin Academy.**

**Accommodation comprises an Entrance Porch, Hallway, Lounge, Kitchen, Utility Room, Dining Room, Rear Sitting Room, 2 Double Bedrooms and a Shower Room.**

**2 Bedroom Semi-Detached Bungalow  
Partial Double Glazing  
Gas Central Heating  
3 Reception Rooms  
Garage at the rear**

**Entrance to the Property is via uPVC Front Entrance Door with a double glazed window which leads into the Entrance Porch**

**Entrance Porch  
Ceiling light fitting  
Double glazed windows to the side & front aspects  
Tiled flooring**

**A door leads into the Hallway**

**Hallway  
Ceiling light fitting  
Loft access hatch fitted with a loft ladder, power & lighting within the loft  
Single radiator  
Laminate flooring**

**Lounge: 11'10" plus window recess x 11'10" (3.6 x 3.6)**

**Ceiling light fitting  
Double glazed window to the front aspect  
Single radiator  
Recessed alcove with cupboard space  
Gas fire  
Laminate flooring**

**Kitchen: 10'9" x 9'3" (3.27 x 2.81)**

**Ceiling light fitting  
2 double glazed windows to the rear aspect  
Double radiator  
Wall mounted cupboards with under unit lighting & fitted base units with roll top work surfaces & a 1 ½ style sink with drainer unit & mixer tap  
Breakfast bar seating area  
Integrated gas hob with electric oven  
Integrated dishwasher  
Vinyl flooring**

**A glazed door leads into the Utility Room**

**Utility Room: 13'4" plus door recess x 4'10" (4.06 x 1.46)**

Ceiling light fitting  
Single glazed window with secondary glazing  
Single radiator  
Fitted cupboard space  
Fitted work surface  
Space to accommodate a washing machine & tumble dryer

A side entrance door with a single glazed window leads into a lean to

**Lean-to: 7'8" x 5'10" (2.33 x 1.77)**

Plastic corrugated roof  
Single & double glazed window  
Entry door which leads outside  
Heated towel rail  
Carpeted flooring  
Power points within

**Dining Room: 13'4" x 11'9" (4.06 x 3.57)**

An inner room comprising a coved ceiling with a ceiling light fitting  
Double radiator  
Fitted carpet

Sliding double doors lead into the Rear Reception Room

**Rear Reception Room: 13'10" x 9'9" (4.21 x 2.96)**

Recessed ceiling lighting  
Single glazed windows  
Single glazed entry door which gives a 2nd access out to the Garden  
Double radiator  
Fitted carpet

A door leads into a Storeroom

**Storeroom: 13'11" x 9'9" (4.23 x 2.96)**

Strip light ceiling fitting  
Single glazed windows  
Single glazed door gives a 3rd access out to the Garden  
Cold water tap within

A door leads into the Garage

**Bedroom One: 10'2" plus window recess x 10'5" maximum (3.1 x 3.17)**

Ceiling light fitting  
Double glazed window to the rear  
Single radiator  
Fitted cupboard space  
Fitted wardrobe with sliding mirrored doors  
Laminate flooring

**Bedroom Two: 10'11" plus recess x 11'10" (3.32 x 3.6)**

- Ceiling light fitting
- Double glazed window to the front aspect
- Single radiator
- Fitted cupboard space & fitted wardrobe space either side as well as drawer units
- Fitted wardrobe with sliding mirrored doors
- Laminate flooring

**Shower Room: 5'11" x 5'3" (1.8 x 1.59)**

- Recessed lighting
- Double glazed frosted window to the rear aspect
- Heated chrome style towel rail
- 3-piece suite with wet wall finish & mains shower to the quadrant shower cubicle enclosure
- Fitted mirror with lighting
- Tiled flooring

**Garden**

- The initial part of the garden is enclosed with a paved area and artificial grass
- Outside Garden tap
- A gate leads through to the remainder of the garden which is partly paved with flowerbed borders.
- A side gate leads to the front of the property

**L-shaped Garage: 18'10" maximum x 20'10" maximum**

- A gated access at the rear of the property leads to the garage, which is fitted with both power and lighting.

**Note 1**

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

**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>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(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**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.