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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 BungalowPartial Double GlazingGas Central Heating3 Reception RoomsGarage 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

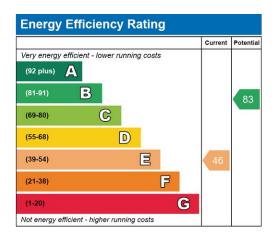
L-shaped Garage: 18'10" maximum x 20'10" maximum

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































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

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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.