



Glassgreen Bungalow, Elgin

Offers Over £230,000 Freehold

2 Bedroom Detached Bungalow located within a semi-rural position just on the outskirts of Elgin. The property offers deceptively spacious living accommodation and sits within a generous sized plot measuring approximately 1/3 of an Acre.

- Set within a generous sized plot
- Large Driveway
- Double Glazing
- Semi-rural position on the outskirts of Elgin
- Integral Garage
- Electric Heating

Elgin

Offers Over £230,000 Freehold

Semi-rural position

Spacious living accommodation with scope to extend

Set within a generous sized plot approximately 1/3 of an Acre

Double Glazing

Garage

Large Driveway

Located within a semi-rural position just on the outskirts of Elgin is this spacious 2 Bedroom Detached Bungalow. The property offers deceptively spacious living accommodation and sits within a generous sized plot measuring approximately 1/3 of an Acre.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge with wood burning stove, a roomy Kitchen with Dining area, Utility Room, Master Bedroom with En-Suite Bathroom, a 2nd Double Bedroom and a Bathroom.

The property benefits further from a partially floored Attic Space, a Garage with Electric Door, a Driveway providing Parking for several vehicles and a Rear Garden.

EPC Rating - F

Entrance Vestibule

Coved ceiling

Single glazed windows to the front

Carpet tiled flooring

Hallway

Coved ceiling with 2 pendant light fittings

Mains smoke alarm

Electric panel heater

Built-in double wardrobe with shelf and hanging space within

Fitted carpet

Lounge – 17'7" (5.36) x 14'10" (4.52) max into window and plus door recess

Elgin

Offers Over £230,000 Freehold

A double aspect room with views across the neighbouring field

Coved ceiling with a main smoke alarm and a ceiling light fitting

Double glazed windows to the rear and side

Electric panel heater

A wood burning stove with 2 recessed alcoves either side

T.V point and telephone point

Sky connection

Fitted carpet

Kitchen – 13'9" (4.18) plus a door recess area x 14'10" (4.52)

A spacious kitchen which leads into a dining area

The kitchen comprises a pendant and ceiling light fitting

Mains heat detector

Double glazed windows to the rear

A range of wall mounted cupboards and fitted base units with matching splashbacks

Single sink with double drainer unit

Aga cooker (not in working order)

Dishwasher, integrated fridge and space to accommodate an electric cooker (to remain)

Fitted carpet

A loft access hatch with ladder leading up to a roomy loft space which is partially floored with open style trusses

Doors from the Kitchen lead to the Utility Room and the Side Hallway area. The side Hallway has doors which lead to the front driveway and rear Garden with an internal door giving direct access into the Garage.

The room continues with an open plan design to the Dining area

Dining Area – 11'9" (3.57) x 10'8" (3.25) plus recess

A coved ceiling with a pendant light fitting

Elgin

Offers Over £230,000 Freehold

Mains smoke alarm

Double glazed window to the front

Electric panel heater

Display cabinet

Telephone point

Fitted carpet

Utility Room – 11'8" (3.55) x 6'10" (2.07) max

Pendant light fitting

Double glazed window to the rear

One side of the room is fitted with cupboard storage space

Plumbing and space for a washing machine

Fitted carpet

Bedroom One – 14'1" (4.29) x 13'8" (4.16) max plus wardrobe space

Coved ceiling with a pendant light fitting

Double glazed windows to the rear

Electric panel heater

Fireplace surround with tiled hearth and back with built-in wardrobes either side

Telephone point

Fitted carpet

En-Suite Bathroom – 11'1" (3.37) x 7'3" (2.20) widens to 8'11" 2.72) into cubicle

Ceiling light fitting

Double glazed window to the rear

2 electric heated towel rails

Pedestal wash basin with vanity unit, fitted mirror with lighting and electric shaver point

Corner Jacuzzi style bath and shower cubicle enclosure with mains shower

Elgin

Offers Over £230,000 Freehold

W.C

Part tiled walls

Vinyl flooring

Bedroom Two – 13'10" (4.21) plus wardrobe space x 11'9" (3.57)

A double aspect room

A coved ceiling with pendant light fitting

Double glazed window to the front and side

Electric panel heater

Built-in wardrobe

Pedestal wash basin

Fitted carpet

Bathroom – 10'3" (3.12) x 9'6" (2.89) plus door recess

A coved ceiling with light fitting

Double glazed part frosted windows to the front

Electric heated towel rail

Bath with shower screen and tiled walls to the bath area

Pedestal wash basin with mirror and lighting

W.C

Electric shaver point

Part tiled walls

Vinyl flooring

Garage - 19'6" (5.94) max x 17'5" (5.31) max

A generous sized garage with an electric door to the front

Single glazed windows to the front and side

Internal cold water tap

Elgin

Offers Over £230,000 Freehold

Garden

Mostly laid to lawn with a flower bed feature

A variety of mature trees run along the rear boundary of the garden

A paved seating area with fence panelling providing a sheltered seating space

Access gates to both side of property lead to the front driveway area

Driveway

A large tarmacked driveway area is to the front which provides an excellent parking facilities for a number of vehicles

Council Tax:

Currently Band E

Note 1

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

Note 2

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees out to seek their own profession advice.

All descriptions, dimension, areas, references to condition 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.

Note 3

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

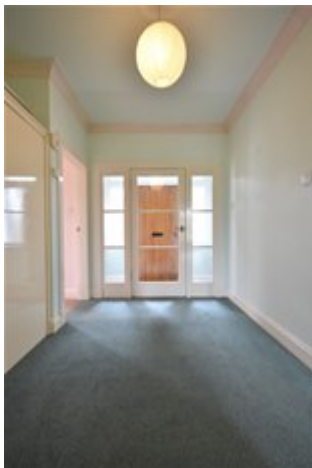
Elgin

Offers Over £230,000 Freehold

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

Elgin

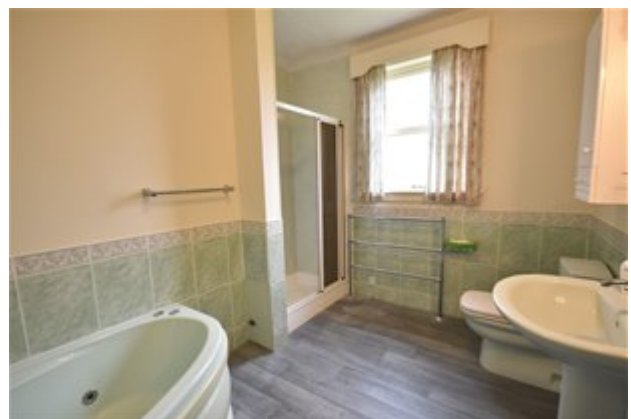
Offers Over £230,000 Freehold



Viewings via: Grampian Property Centre, 52 High Street, Elgin, IV30 1BU

Elgin

Offers Over £230,000 Freehold



Viewings via: Grampian Property Centre, 52 High Street, Elgin, IV30 1BU

Elgin

Offers Over £230,000 Freehold



Viewings via: Grampian Property Centre, 52 High Street, Elgin, IV30 1BU

Elgin

Offers Over £230,000 Freehold



Elgin

Offers Over £230,000 Freehold

