



Russell Place, Elgin

Offers Over £200,000 Freehold

3 Bedroom Detached Bungalow located within the popular Bishopmill area in Elgin

The property benefits from a generous sized enclosed rear Garden with Timber Built Outbuilding offering an Office and Utility area.

- 3 Bedroom Detached Bungalow
- Spacious Gardens
- Double Glazing
- Bishopmill area in Elgin
- Gas central Heating
- Timber Outbuilding with office/utility area

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Accommodation comprises a Hallway, Lounge, Dining Room, Office / Dressing Room, Kitchen, 2 Double Bedrooms and a modern Bathroom. The property benefits further from its own Driveway providing parking for 2-3 vehicles.

Mostly uPVC Double Glazing

Gas Central Heating with Worcester Boiler installed in January 2018

Alarm System

Enclosed Rear Garden

Close proximity for Bishopmill Primary and The Academy

EPC Rating – C

Entrance to the property is via a wooden side entrance door with double glazed frosted window leading in to the main Hallway.

Hallway

Coved ceiling with 2 ceiling light fittings

Loft access hatch

Sealed battery smoke alarm

Single radiator

Built-in storage cupboard

Fitted carpet

Doors lead to the Lounge, Kitchen and Bedrooms 1 & 2

Lounge – 18'4" (5.59) maximum x 11'6" (3.50) maximum

Coved ceiling with 2 ceiling light fittings

Double glazed uPVC window to the front aspect

Sealed battery smoke alarm

Double radiator

Fitted carpet

Doors lead to the Dining Room and Kitchen

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Dining Room – 11'2" (3.40) x 9'3" (2.81)

Previously used as a Treatment Room but due to this room having a separate front entrance door could be utilised as an Annexe Area. This room could be utilised as a bedroom and with the adjoining Office/Bedroom could be utilised as a Dressing Room.

2 ceiling light fittings

2 double glazed frosted windows to the front aspect

uPVC door with double glazed frosted windows which gives access out to the front

Double radiator

Fitted carpet

A door leads to the Office/Dressing Room.

Bedroom Three / Office / Dressing Room – 9'3" (2.81) x 7'2" (2.18)

Pendant light fitting

2 uPVC double glazed windows to the rear

Double radiator

Fitted carpet

Kitchen – 12'10" (3.91) x 9'2" (2.79) plus door recess

Strip light ceiling fitting

Smoke Alarm, heat sensor & carbon monoxide alarm

Double glazed window to the rear looking on to the garden

Single radiator

Wall mounted cupboards and fitted base units with a 1 ½ style sink with drainer unit and mixer tap

Space to accommodate a fridge/freezer, dishwasher & free standing electric cooker

Worcester boiler fitted in 09/01/2018 and serviced this year

Built-in storage cupboard

Vinyl flooring

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A rear entrance door with a double glazed frosted window gives access out to the Garden.

Doors lead to the Hallway, Lounge & a Rear Entrance door leads out to the garden

Bathroom – 6'4" (1.92) x 6'5" (1.94)

Easy clean ceiling with a ceiling light & a recessed extractor light

Double glazed frosted uPVC window to the side aspect

Heated chrome style towel rail

Electric wall mounted heater

3 piece suite with a shower screen & mains shower to the bath area

Wet wall finish to the walls

Vinyl flooring

Bedroom 1 – 9'9" (2.96) plus wardrobe space x 9'6" (2.89)

Pendant light fitting

Double glazed window to the rear

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom 2 – 11'4" (3.45) max in to door recess x 9'10" (2.99)

Ceiling light fitting

Double glazed window to the front

Single radiator

Open double wardrobe

Fitted carpet

Outside Accommodation

Timber Built Outbuilding which offers a Utility Area & an Office

Utility Area – 7'5" (2.25) x 7'6" (2.28)

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Ceiling light fitting

Wall mounted pipe heater

Fuse board

Plumbing & space for a washing machine & a tumble dryer

Laminate flooring

A door leads through to an Office Area.

Office Area – 7'6" (2.28) x 7'6" (2.28)

Lighting

Fitted roll top work surface

Carpet tiled flooring

Enclosed Rear Garden

Fenced boundaries

Initial area gravelled with a side entrance gate which leads to the front of the property

A gate leads from the gravel area to a good sized side lawn area with a gravelled pathway & a gate which leads to the front

A metal garden shed (which is to remain)

Driveway

To the front of the Property which provides parking for 2 vehicles with a gravelled area.

Council Tax:

Currently Band D

Note 1

All fitted blinds, floor coverings and light fittings are to remain. Aswell as the Shelving & Flat Screen TV & the metal shed in the side area of Garden

Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested or checked that they are connected, and does not

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imply that these are in full and efficient working order.

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

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

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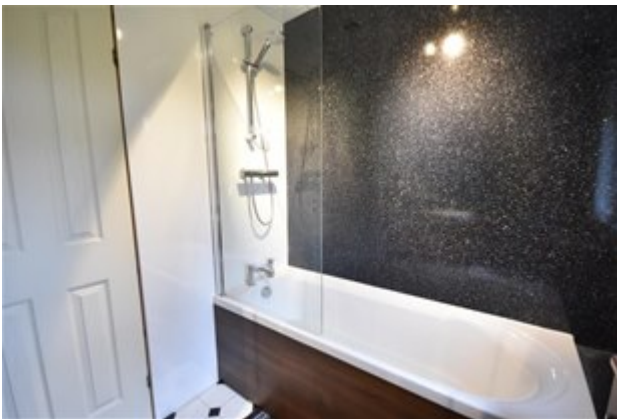
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