



Greenfield Circle, Elgin, IV30 5NF
Offers Over £240,000

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Spacious three bedroom detached family home located in the popular Hamilton Gardens estate.

The accommodation comprises entrance hallway, guest WC, open plan lounge/dining kitchen on the ground floor with three bedrooms (one en-suite) and a family bathroom on the first floor.

This well presented property further benefits from double glazing, gas central heating, fully enclosed rear garden and a driveway.

EPC C
Council Tax Band E

Entrance hallway

Bright entrance hallway with doors leading off to the guest W.C and Lounge, a carpeted staircase leads up to the first floor accommodation.
Wood effect flooring.
Central heating radiator.
Ceiling light fitting.
Window to the side aspect.

Guest W.C 6'6" x 5'8" (2 x 1.75)

Window to front aspect.
Wash hand basin and W.C.
Wood effect flooring.
Ceiling light fitting.

Extractor fan.
Central heating radiator.

Lounge 18'0" x 11'7" (5.5 x 3.55)

Spacious lounge with windows to the front aspect.
Fitted carpet.
Central heating radiator.
Ceiling light fitting.

Dining Kitchen 21'11" x 12'9" (6.7 x 3.9)

Modern fitted dining kitchen with French doors leading out to the patio area of the rear garden.
Built in appliances include electric oven, fridge freezer, four ring gas hob and extractor hood.
Space for washing machine. Current washing machine is

included in the sale.
Ample room for a large dining table and chairs.
Solid wood flooring.
Two decorative ceiling light fittings.
Larder cupboard.

Stairs/Landing

Fitted carpet.
Doors leading off to the three bedrooms and bathroom.
Loft access hatch.
Central heating radiator.
Ceiling light fitting.

Bedroom 1 12'9" x 11'1" (3.9 x 3.4)

Window to the rear aspect.



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Double built-in wardrobes.

Fitted carpet.

Ceiling light fitting.

Door to En Suite

En Suite 6'6" x 5'6" (2 x 1.7)

Window to rear;

Vanity unit with inset wash hand basin, WC and shower enclosure with mains shower unit

Tile effect flooring.

Ceiling spotlights.

Extractor fan.

Central heating radiator.

Bedroom 2 11'11" x 10'9" (3.65 x 3.3)

Window to the front aspect.

Built-in wardrobe.

Fitted carpet.

Ceiling light fitting.

Central heating radiator.

Bedroom 3 11'1" x 7'10" (3.4 x 2.4)

Window to the front aspect.

Fitted carpet.

Ceiling light fitting.

Central heating radiator.

Bathroom 9'2" x 6'6" (2.8 x 2)

Three piece bathroom in white comprising wash hand basin, WC and bath with mains shower over and glass screen.

Storage cupboard.

Ceiling light fitting.

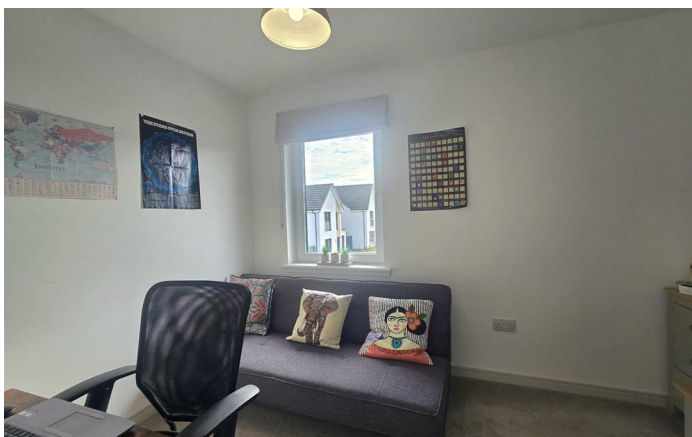
Tile effect flooring.

Window to rear aspect.

Exterior

The front garden is laid to lawn with a driveway providing off street parking for two cars.

The rear enclosed garden is mainly laid to lawn with paved seating areas and borders.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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