



Councillors Walk, Elgin, IV30 6JL
Offers Over £160,000

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Three bedroom family home located in a sought after area of Elgin and within walking distance to the local shops, both primary and secondary schools, retail parks and railway station.

Accommodation comprises a hallway, ground floor W.C, lounge, dining room, kitchen, utility room and three double bedrooms and a bathroom on the first floor.

The property benefits further from double glazing, gas central heating, an enclosed rear garden and off-street parking to the rear of the property.

EPC C
Council tax band C

Hallway
W.C 6'2" x (1.9 x)
A 2-piece suite comprising a W.C and a corner wash hand basin.
Vinyl flooring.
Cupboard housing the consumer unit.
Ceiling light fitting.
Frosted window to the front aspect.

Utility/ laundry room 5'6" x 4'7" (1.7 x 1.4)
Internal room accessed from the hallway with fitted roll top worksurface with space and plumbing for a washing machine and tumble dryer.
Vinyl flooring.
Ceiling light fitting.

Lounge 15'8" x 10'5" (4.8 x 3.2)
Spacious lounge with large window to the front aspect.
Fitted carpet.
Central heating radiator.
Pendant light fitting.

Kitchen 9'10" x 9'10" (3 x 3)
Fitted kitchen with ample wall and base units with contrasting worktop space.
Space for under counter fridge and freezer.
Free standing cooker with extractor above.
Vinyl flooring.
Window to the rear aspect.
Upvc door leading out to the rear garden.
Sink with drainer.

Ceiling light fitting.
Central heating radiator.
Dining Room 10'9" x 9'6" (3.3 x 2.9)
Space for a large dining table and chairs.
Double glazed window to the rear aspect.
Central heating radiator.
Built-in shelved storage cupboard.
Light wood laminate flooring.
Ceiling light fitting.

Stairs/Landing
Carpeted staircase leads up to the first floor accommodation.
Loft access hatch.
Ceiling light fitting.
Central heating radiator.
Smoke detector.



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Bedroom 1 14'5" x 8'6" (4.4 x 2.6)

Double bedroom with window to the rear aspect.
Ceiling light fitting.
Central heating radiator.
Neutral fitted carpet.

Bedroom 2 12'1" x 9'6" (3.7 x 2.9)

Double bedroom with window to the rear aspect.
Light wood laminate to floor.
Ceiling light fitting.
Central heating radiator.
Built in storage cupboard.

Bedroom 3 11'3" x 10'5" (3.45 x 3.2)

Double bedroom with window to the front aspect.
Fitted carpet.
Central heating radiator.
Built in cupboard housing gas boiler.
Ceiling light fitting.

Bathroom 9'6" x 5'10" (2.9m x 1.8m)

Four piece suite comprising a bath, pedestal wash basin, W.C. and a large shower cubicle with electric shower.
Window to the front aspect.
Ceiling spotlights.
Vinyl flooring.
Radiator.

Exterior

The low maintenance front garden is laid with decorative chipped stones.
The fully enclosed rear garden has a paved seating area with a timber pergola.
Timber garden shed.
A gate provides access to the off-street parking space.





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