



Spynie Street, Elgin, IV30 4JS
Offers Over £165,000

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Nestled in the highly sought after Spynie Street in Elgin, this terraced house presents an excellent opportunity for those seeking a comfortable family home.

The property comprises of a spacious reception room, kitchen, three bedrooms and shower room. The property has been carefully thought out to cater to the needs of a modern household. The layout of the home is practical, providing ample storage and ensuring that every space is utilised effectively.

The property further benefits from gas central heating and double glazing.

The city of Elgin offers an excellent range of amenities including primary and secondary schools, parks, supermarkets, Dr Gray's hospital and numerous sport and leisure facilities.

Viewing of the property is highly recommended.

EPC C
Council tax B

Hallway

Property enters through a partially glazed uPVC door.
Wood effect laminate flooring.
Recessed ceiling spotlights.
Central heating radiator.
Numerous cupboards providing considerable storage space.
Smoke detector.
Staircase leading to first floor accommodation.
Door leading out to rear garden.

Kitchen 14'8" x 8'2" (4.48 x 2.5)

Ample, neutral wall and base units with wood effect worktop area.
Neutral wood effect flooring.

Sink with drainer and mixer tap.
Wall mounted heater.
Space for cooker, fridge freezer, washing machine, dishwasher and tumble drier.
Two large storage cupboards.
Dual aspect windows.
Ceiling spotlights.
Heat detector.

Lounge diner 14'9" x 13'1" (4.5 x 4)

Large window to the front aspect.
French doors lead out to the garden.
Neutral fitted carpet.
Recessed ceiling spotlights.

Central heating radiator.
Space for large dining table and chairs.

Stairs / landing

Stairs leads up to the three bedrooms and family bathroom.
Neutral fitted carpet.
Wall mounted heater.
Window to the side aspect.
Central heating controller.
Two storage cupboards, one housing central heating boiler.
CO detector.
Central heating radiator.



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Master bedroom 14'9" x 9'2" (4.5 x 2.8)

Double bedroom with window to the rear aspect.

Neutral fitted carpet.

Central heating radiator.

Ceiling light fitting.

Bedroom 2 6'10" x 9'6" (2.1 x 2.9)

Window to the rear aspect.

Neutral fitted carpet.

Central heating radiator.

Ceiling spotlight.

Bedroom 3 11'1" x 9'2" (3.4 x 2.8)

Double bedroom with window to the rear aspect.

Neutral fitted carpet.

Central heating radiator.

Ceiling light fitting.

Shower room 4'11" x 8'2" (1.5 x 2.5)

Modern shower room with shower enclosure with mains shower unit, wash hand basin with vanity unit below and toilet.

Opaque window to the front aspect.

Tiled flooring.

Recessed ceiling spotlights.

Wall mounted electric radiator.

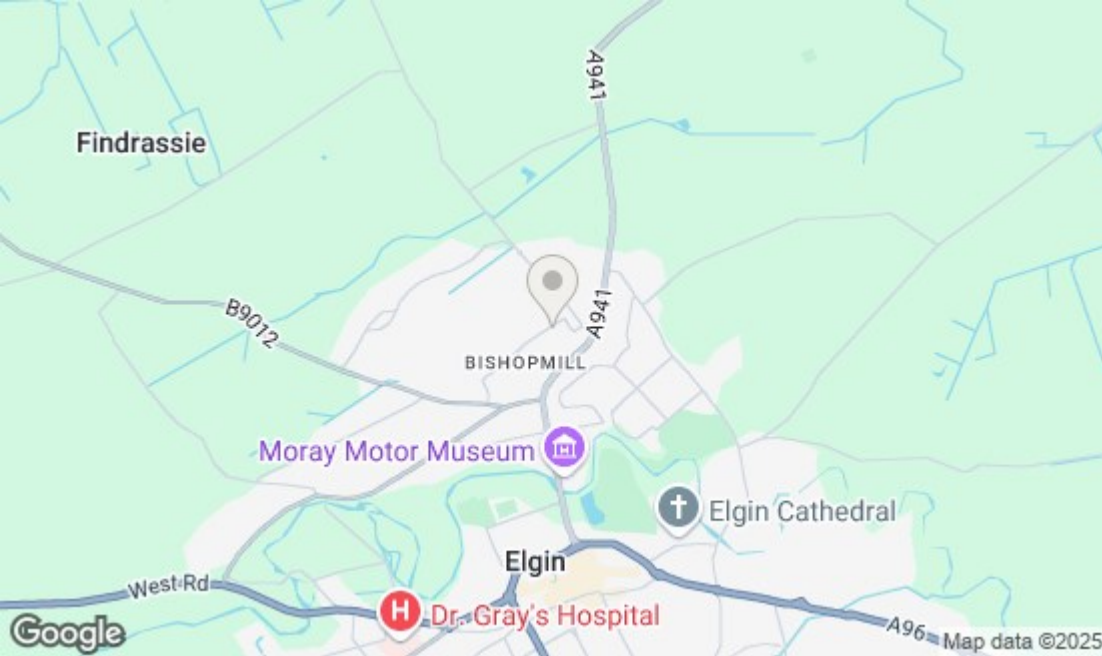
Exterior

The neat front garden has planted borders and mature bushes.

The fully enclosed rear garden is laid to lawn with patio area and raised decking.

Driveway providing off-street parking.





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