







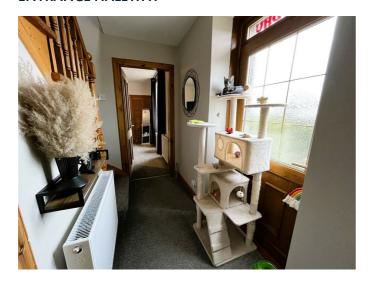


# 17 Glenlossie Road, Elgin, IV30 8GY Offers over £215,000

Traditional semi-detached house situated a short distance from Elgin in the semi-rural location of Thomshill with views over to the local distillery and the countryside in the distance. The accommodation comprises entrance hallway, lounge, kitchen, four bedrooms and a bathroom. The property further benefits from double glazing, oil central heating, garage, garden and a driveway providing off-street parking.



# **ENTRANCE HALLWAY**



uPVC and glazed entrance door; fitted carpet; ceiling light fitting.

#### **LOUNGE**

14'0" x 10'9" (4.28m x 3.30m)



Window to front; recessed log-burner; shelved recess; fitted carpet.

#### **KITCHEN**

13'1" x 7'10" (4m x 2.40m)



Window to side; fitted kitchen in white; slot-in electric cooker; plumbing and space for washing machine; space for fridge freezer; tile effect flooring; ceiling light fitting.

#### **BATHROOM**

6'2" x 5'6" (1.88m x 1.70m)



Window to front; sink; WC and bath with electric shower over; tile effect flooring; ceiling light fitting.

#### **REAR HALLWAY**

Built-in boiler cupboard housing the oil central heating boiler; tile effect flooring; ceiling light fitting.



# **BEDROOM 1**

14'0" x 11'1" (4.28m x 3.40m)



Window to front; two built-in wardrobes; fitted carpet; ceiling light fitting.

# **BEDROOM 4/STUDY**

9'2" x 8'5" (2.80m x 2.59m)



Window to rear; fitted carpet; ceiling light fitting.

# STAIRCASE AND LANDING



Velux window to front; fitted carpet; ceiling light fitting.

# **BEDROOM 2**

14'0" x 10'9" (4.28m x 3.30m)



Dormer window to front; double built-in wardrobe; wood effect flooring; ceiling light fitting.



# BEDROOM 3

14'0" x 11'1" (4.28m x 3.40m)



Dormer window to front; double built-in wardrobe; fitted carpet; ceiling light fitting.

#### **GARAGE**



Good size garage with up and over door and side personnel door.

# **OUTSIDE**

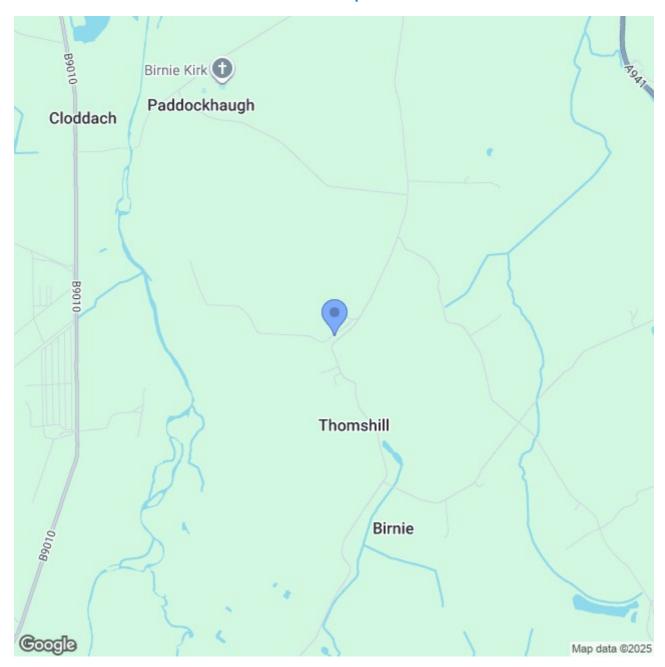


The garden to the front is terraced with an area of lawn, patio area and is bordered with low maintenance gravel, bark and mature shrubs. A driveway from Glenlossie Road leads to the garage. A further parking area belonging to the property is accessed from Mannochmore. A block built outhouse on the patio has a selection of fitted base and wall units, integrated fridge freezer, power and light.

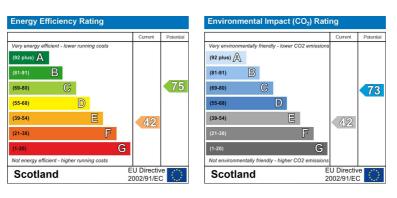
#### **NOTES**

Included in the asking price are all carpets and fitted floor coverings; all light fittings, all bathroom fittings, the slot in electric cooker in the kitchen and the fitted units and integrated fridge freezer in the outhouse.

# Area Map



# **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.