



Lochnagar Birnie Road, Elgin, IV30 6EA

Offers over £310,000





Lochnagar Birnie Road

Elgin, IV30 6EA

- Immaculate Home in Turn Key Condition
- 3 Bed Detached Family Home
- Two Lovely Reception Rooms
- Ample Private Parking & Detached Garage
- Viewing Highly Recommended
- Renovated to an Incredibly High Standard
- Beautiful Modern Kitchen & Bathroom
- Landscaped Gardens to the Front & Rear
- Close to Amenities, Facilities & Schools
- Virtual Tour Available

This stylish detached 3 bed home has been lovingly renovated internally and externally to an incredibly high standard. Pleasing on the eye yet practical in every sense the immaculate internal accommodation boasts nearly 1500sq ft of living space. Combine this with an enviable plot which offers excellent gardens to the front and rear as well as spacious driveway parking makes this a simply stunning proposition for any buyer. Located to the South of the city the property is close to an impressive range of amenities, facilities and schools. These are just some of the many additional benefits to the location of this property. Epitomising turn key condition this stylish home has all the touches of luxury and is sure to contribute to many years of happiness with eventual new owners.



Entrance Hall 7'9" x 8'6" (2.38 x 2.61)
Front door into a light and spacious entrance hallway. Two double glazed windows to the front elevation. Two storage cupboards. Tiled flooring. Two radiators.

Living Room 13'8" x 15'5" (4.17 x 4.71)
A brilliant size with double glazed bay window to the front elevation. Log burner and radiator. Fitted carpet. Downlights in the recesses.

Dining Room 14'9" x 12'7" (4.52 x 3.86)
A large dining room with ample space for dining furniture. Double glazed window to the front elevation. Radiator and built in shelving. Fitted carpet.

Bedroom 3 / Office 10'4" x 12'9" (3.15 x 3.90)
A versatile room currently used as a ground floor bedroom but offers a great space for an office or study. Storage cupboard. Fitted carpet. Radiator. Double glazed window to the rear elevation.

Family Bathroom 5'11" x 8'11" (1.81 x 2.73)
Has a fitted four-piece suite comprising shower cubicle containing mains shower unit, bath, low level w.c and vanity sink unit. Opaque double glazed window to the rear elevation. Tiled walls and flooring. Heated towel rail.

Kitchen 8'5" x 12'9" (2.58 x 3.89)
A contemporary Wren kitchen suite which is very attractive on the eye yet incredibly practical. Has a range of fitted wall and base units with complementing worksurfaces and a stainless steel sink drainer unit with mixer tap. Integrated appliances including a Zanussi double oven and fridge freezer. Tiled flooring. Radiator. Double glazed window to the side elevation and door to the rear garden.

Stairs / Landing
From the entrance hallway off to the first floor accommodation. Fitted carpet. Double glazed window to the rear elevation.

Bedroom 1 10'11" x 14'0" (3.34 x 4.28)
Double bedroom with double glazed window to the rear elevation. Fitted carpet and radiator.



Bedroom 2 8'11" x 14'3" (2.73 x 4.35)
Double bedroom with double glazed window to the rear elevation. Fitted carpet and radiator.

First Floor W.C
Has a fitted low level w.c and sink unit. Tiled flooring.

Garage 11'8" x 18'10" (3.56 x 5.76)
Currently used as a home gym but easily turned back into a garage. Up and over door to the front, door to the side. Plumbing, power & lighting.

Storage Outhouse 5'8" x 10'4" (1.74 x 3.17)
An excellent space for storage with power & lighting.

Grounds & Gardens
Beautifully maintained gardens to the front & rear. To the front is a garden laid to lawn with a spacious driveway offering ample off road parking for multiple vehicles. A healthy range of trees, plants and shrubs. To the rear a private, landscaped garden with lawns and patio. There is an established orchard 3 apples, pear, plum, 2 cherry trees, herb garden as well as developed vegetable section. Log stores. In total the plot measures at approximately 0.23 acres. (1,100 square yards. Frontage 25 yards (75 feet) and depth 45 yards(135 feet).

Viewings
Viewings strictly by appointment only. Please contact Lakes Estates to arrange.

Directions
From Elgin City Centre head South on the A941. At the roundabout roughly one mile from the city boundary take the third exit onto Birnie Road. Number 32 is towards the end of the road on the right-hand side before you enter another roundabout.

Home Report
Please contact Lakes Estates for the home report which will be disclosed in full.

Offers
Formal offers should be emailed to Lakes Estates in the first instance - Should an offer be accepted, please then send the Principle offer directly to the seller's solicitor upon receipt of the Memorandum of Sale which will be emailed to you.

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Floor Plans



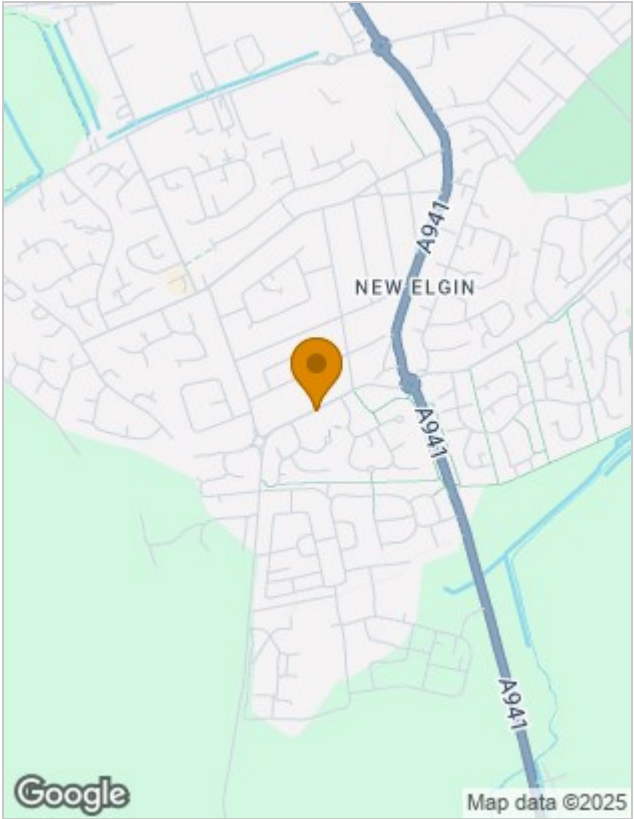
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

