

1 Rose Avenue
Elgin
Morayshire
IV30 1NX



Fixed Price £375,000

Located within the sought after West End area of Elgin and benefiting from a Corner Plot position is this 4 Bedroom Detached Family Home. The property is within walking distance of West End Primary School, Dr. Grays Hospital and Elgin's busy high street.

Features

4 Bedroom Traditional Built Home

Corner Plot Position

Spacious Garden with Stone Outbuilding

3 Receptions Rooms all with wood burning stoves fitted

Driveway with Garage

Gas Central Heating

Located within the sought after West End area of Elgin and benefiting from a Corner Plot position is this 4 Bedroom Detached Family Home. The property is within walking distance of West End Primary School, Dr. Grays Hospital and Elgin's busy high street.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Sitting Room and a Dining Room all fitted with wood burning stoves, a Kitchen / Diner, Ground Floor Shower Room and a Rear Entrance Vestibule. There is a Bathroom located on the half landing with the 1st floor comprising 4 Double Bedrooms and an Office.

The property features a Stone Outbuilding within the Garden which feature to 2 separate Studio / Workshop Rooms, one of which is fitted with a wood burning stove.

Entrance Vestibule – 7'2" (2.18) max x 6'11" (2.10)

Coved ceiling with pendant light fitting

Single radiator

Exposed varnished floorboards

Hallway

Coved ceiling with pendant light fitting

A carpeted staircase leads to the half and 1st floor landings

Understairs meter cupboard

Single radiator

Exposed varnished floorboards

Lounge – 17'6" (5.33) max into bay window x 14'9" (4.49)

Coved ceiling with pendant light fitting

Single glazed sash windows to the front

Double radiator

Fireplace surround featuring a wood burning stove

Built-in shelved storage cupboard

Exposed varnished floorboards

Sitting Room – 14'8" (4.47) x 10'11" (3.32)

Pendant light fitting

Single glazed sash window to the rear

Double radiator

Fireplace surround featuring a wood burning stove

Recessed shelved alcove

Exposed varnished floorboards

Dining Room – 16'5" (5.00) into the bay window x 14'7" (4.44) max

A twin aspect room

Coved ceiling with pendant light fitting

Single glazed sash windows to the front and side

Double radiator

Fireplace surround featuring a wood burning stove
Built-in shelved storage cupboard
Exposed varnished floorboards

Kitchen / Diner – 14'6" (4.42) x 11'10" (3.60)

Recessed ceiling lighting
Single glazed sash window to the rear and side aspects
Wall mounted cupboards and fitted base units with a ceramic 1 ½ style sink with drainer unit and mixer tap
Integrated gas hob and electric double oven
Space to accommodate a washing machine, dishwasher and fridge/freezer (dishwasher can remain by agreement)
The fitted spice racks are not included
Exposed varnished floorboards

Ground Floor Shower Room – 6'9" (2.04) x 4'7" (1.38) widening to 5'2" (1.57)

Recessed ceiling light
Single glazed sash window to the rear
Heated towel rail
Shower cubicle with mains shower
Wash basin with mixer tap
Press flush W.C
Vinyl flooring

Rear Entrance Vestibule

Recessed ceiling light
Single glazed sash window to the rear
Exposed floorboards
A side entrance door leads out to the garden

Half Landing

Recessed shelved alcove
Single radiator
Fitted carpet

Bathroom – 10'8" (3.25) x 4'7" (1.38)

Ceiling light fitting
Double glazed window to the rear
Heated towel rail
Bath with mixer tap and hand shower fitting
Vanity unit with recessed wash basin and a press flush W.C
Small wall cabinet
Vinyl flooring

1st Floor Landing

Pendant light fitting
Double glazed skylight window
Fitted carpet

Bedroom One – 14'9" (4.49) x 12' (3.66) plus window recess

Pendant light fitting
Single glazed sash window to the front
Double radiator
Built-in shelved storage cupboard
A wooden fireplace surround with fitted shelf space within
Fitted carpet

Bedroom Two – 14'6" (4.42) x 12' (3.66) plus window recess
Pendant light fitting
Single glazed sash window to the front
Double radiator
Built-in shelved storage cupboard
The free standing wardrobe is to remain
Fitted carpet

Bedroom Three – 14'7" (4.44) x 12'1" (3.68) plus window recess
Ceiling light fitting
Single glazed sash window to the rear
Double radiator
Built-in shelved storage offering shelf and hanging space
A wooden fireplace surround with fitted shelf space within
Fitted carpet

Bedroom Four – 14'8" (4.47) x 12'2" (3.71) plus window recess
Ceiling light fitting
Single glazed sash window to the rear
Double radiator
Built-in shelved alcove
Fitted carpet

Office – 7'11" (2.40) plus window recess x 7' (2.13)
Pendant light fitting
Single glazed sash window to the front
Single radiator
Fitted carpet

Rear Garden – 51ft deep x 57ft wide approx.
A spacious rear garden which is mostly laid to lawn and features 3 raised flower/vegetable beds to one side and a potting shed to the rear with an adjoining storage garden shed
Side gates give access to the front of the property but also directly to Mayne Road
Wood store
PIR lighting
Outside garden tap
Bespoke wooden and moveable access ramp to the rear entrance door is to remain

Outbuilding -
A unique feature of the garden is a stone and slate-built outbuilding which has been plasterboard lined, fitted with flooring, power and lighting. The outbuilding features 2 studio / workspace rooms with double glazed windows and entry doors. One of the rooms features a wood burning stove.

Room One measures – 10'2" (3.10) x 7'2" (2.18)

Room Two measures – 13'9" (4.18) x 7'2" (2.18)

Attached Garage – 19'5" (5.92) deep x 11'1" (3.37) wide

Fitted with both power and lighting

Up and over door to the front with a rear entrance door and single glazed window to the rear

There is a freezer that can be included as part of the sale if requested.

Note 1

All light fittings, floor coverings, blinds and the wardrobe in bedroom 2 are to remain.

Other items to remain include the curtains in the Kitchen, Sitting Room and Dining Room, a petrol lawnmower, the 1st outbuilding room which features a workbench with vice will also remain.

Energy Performance Rate

Council Tax Band

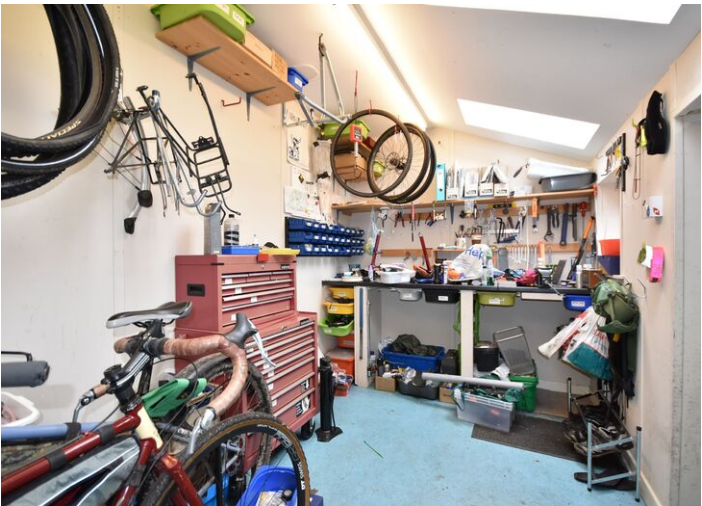
Currently F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		









Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.