

8 Reiket Lane
Elgin
Morayshire
IV30 6HT



Offers in region of £170,000

Located within close proximity to Elgin's amenities is this lovely and well-presented 3 Bedroom Terraced House.

The current owners have had a newly installed Air Source Central Heating system, uPVC Double Glazing and External Doors, a modern fitted Kitchen and floor coverings.

Features

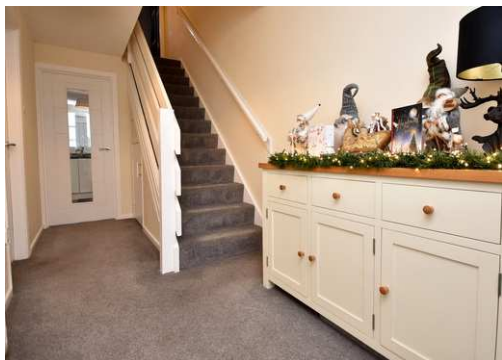
Spacious 3 Bedroom Terraced House

Modern fitted Double Glazing with 'perfect fit' venetian blinds

Air Source Central Heating

Modern fitted Kitchen and Shower Room

Off-Street Parking for 2 vehicles



Located within close proximity to Elgin's amenities is this lovely and well-presented 3 Bedroom Terraced House.

The current owners have had a newly installed Air Source Central Heating system, uPVC Double Glazing and External Doors, a modern fitted Kitchen and floor coverings.

Accommodation comprises a Hallway, Lounge, Dining Room and a modern fitted Kitchen. The First Floor Accommodation comprises a Landing, 3 Double Bedrooms & a Modern Shower Room.

Entrance to the property can either be via the front entrance door into the hallway, or at the rear via the kitchen door.

Hallway

Pendant light fitting

Double radiator

A carpeted staircase leads to the 1st floor landing with an under-stairs storage cupboard

Fitted carpet

Lounge – 15'8" (4.77) x 12'8" (3.86)

Pendant light fitting

Double glazed window to the front with 'perfect fit' venetian blinds

A 1 ½ depth radiator

Fitted carpet

An open arched doorway continues into the Dining Room

Dining Room – 9'10" (2.99) x 8'7" (2.61)

Pendant light fitting

Double glazed window to the rear with 'perfect fit' venetian blinds

Double radiator

Fitted carpet

Kitchen – 9'10" (2.99) max 10'2" (3.10) max

A stylish and modern fitted kitchen comprising recessed led ceiling lighting

Double glazed windows to the rear with 'perfect fit' venetian blinds

A range of wall mounted cupboards in a white high gloss finish and fitted base units

Single sink with drainer unit and mixer tap

The kitchen features a range of integrated appliances which include an induction hob with electric oven and overhead extractor unit, fridge/freezer, dishwasher, a washer/dryer and integrated double waste bin.

A tall double radiator

Grey coloured laminate flooring

A uPVC rear entrance door fitted with 'perfect fit' venetian blinds leads out to a small garden area and the driveway

1st Floor Accommodation

Landing

Pendant light fitting

Loft access hatch

Fitted carpet

Bedroom One – 14'8" (4.47) plus wardrobe space x 8'6" (2.59) plus a door recess

A spacious main bedroom comprising a pendant light fitting

Double glazed window to the front with 'perfect fit' venetian blinds

Double radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom Two – 12'8" (3.86) x 8'10" (2.69) plus wardrobe and cupboard space

Pendant light fitting

Double glazed window to the rear with 'perfect fit' venetian blinds

Double radiator

Built-in storage cupboard and a built-in single wardrobe

Fitted carpet

Bedroom Three – 10'7" (3.22) max x 11'5" (3.47) max

A double bedroom comprising a pendant light fitting

Double glazed window to the front with 'perfect fit' venetian blind

Double radiator

Built-in storage cupboard

Fitted carpet

Shower Room – 6'9" (2.04) max x 5'8" (1.72) max

A modern shower room comprising a plastic lined ceiling with recessed lighting

Double glazed window to the rear with 'perfect fit' venetian blind

A tall grey coloured heated towel rail

Quadrant shower cubicle with a mains shower and wet wall finish within

A fitted vanity unit with recessed wash basin and a press flush W.C with a concealed cistern

Tiled flooring

Garden

The property has a garden which is mostly gravelled with a selection of plants and small trees

Driveway

The property benefits from a driveway at the rear of the property which can provide parking for 2 vehicles.

Note 1

All fitted blinds, curtains and floor coverings and light fittings are to remain.

Energy Performance Rate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Council Tax Band

Currently B







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.