



10a Fleurs Drive, Elgin, IV30 1SS

Offers Over £325,000

 5  2  3  D

abs⁺
estateagents

Excellent detached property situated well back from the road in one of the most highly desirable parts of the West End.

This great family home has very flexible accommodation and currently offers, on the ground floor:- Entrance Hallway with Cloakroom off, Hallway, Lounge with wood burning stove, Conservatory, Dining Room, Kitchen, Utility Room, Master Bedroom with Ensuite Shower Room, 2 further double Bedrooms and Family Bathroom. On the upper floor is a spacious landing/Study, two double Bedrooms and a walk in Store Room.

The property is further enhanced by its mature secluded gardens along with an attached garage and driveway for several cars.

Also benefits from ample storage, gas central heating and double glazing.



Entrance Hall

5'4" x 4'6" (1.65m x 1.38m)

Marmoleum tiling, recessed spotlight and alarm control. Archway with curtain to Cloakroom. Door to Hallway

Cloakroom

4'10" x 4'6" (1.48m x 1.38m)

Hanging rail and shelves. Recessed spotlights and marmoleum tiling. Door to Garage

Hallway

Three storage cupboards. Fitted carpet, radiator, recessed spot lights and smoke detector.





Lounge

16'9" x 14'7" (5.12m x 4.46m)
Well-proportioned Lounge with a wood burning stove set in stone fireplace is the focal point of the room. Patio doors to Conservatory. Radiator, smoke detector, carbon monoxide detector, 4 ceiling lights and fitted carpet.



Conservatory

15'2" x 12'8" at widest points (4.63m x 3.88m at widest points)
Bright and airy engineered hardwood conservatory with windows on three sides and doors to the rear garden. Hardwood flooring and wall light.



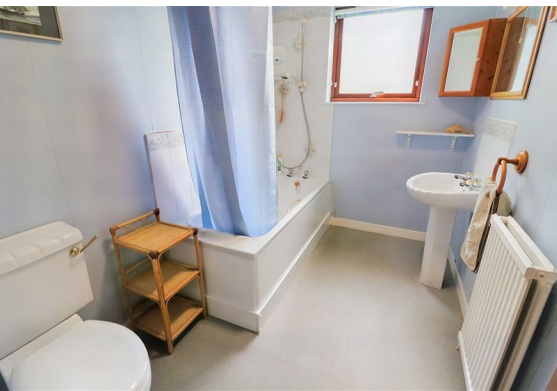
Dining Room

10'9" x 14'7" (3.29m x 4.46m)
Glass panel door leads to the Dining Room. Twin windows to the rear with venetian blinds and curtains. Wood flooring, radiator, triple light fitting and two recessed spotlights.



Kitchen

11'10" x 11'10" at widest points (3.63m x 3.61m at widest points)
L-shaped Kitchen with cream base and wall mounted units with work surfaces and matching upstand. Stainless steel sink and drainer beneath window to the side with venetian blinds. Two triple light fittings, heat detector, radiator and wood flooring. Integrated gas hob and electric oven. Space for fridge freezer. Staircase to upper floor.



Utility Room

7'7" x 7'9" (2.33m x 2.38m)

Fitted with units from the same range as the kitchen. Plumbing for washing machine and dishwasher. Space for fridge freezer. Boiler. Window to the rear with roller blind. Vinyl flooring and light fitting.

Bathroom

9'3" x 6'2" (2.83m x 1.88m)

Three piece white suite comprising bath with Mira mains shower fitted over, pedestal wash hand basin and WC. Vinyl flooring, radiator, ceiling light and extractor. Opaque window with roller blind. Linen cupboard.

Bedroom 1

13'1" x 11'9" (4m x 3.59m)

Double Bedroom with window to the side fitted with voiles and curtains. Laminate flooring, light fitting and radiator. Built-in wardrobe with mirrored sliding doors, hanging rail and shelves. Door to:-



Ensuite Shower Room

9'3" into shower area x 4'7" (2.83m into shower area x 1.40m)

Shower cubicle with Mira mains shower, wash hand basin set in vanity unit and WC with concealed cistern. Extractor, ceiling light, vinyl flooring and radiator. Opaque window to the side with roller blind.

Bedroom 2

11'1" x 9'7" (3.40m x 2.93m)

Double Bedroom with window to the side fitted with venetian blinds and curtains. Freestanding wardrobes with hanging rail and shelves. Radiator, fitted carpet and pendant light.

Bedroom 3

12'0" x 9'3" (3.67m x 2.84m)

Double Bedroom with window to the side fitted with venetian blinds and curtains. Freestanding wardrobes with hanging rail and shelves. Radiator, fitted carpet and pendant light.

Upper Floor

Carpeted staircase from the Kitchen leads to the Upper Landing which is currently in use as a study area. Fitted carpet, velux window, smoke detector and two recessed spotlights. Doors to Store Room, Bedrooms 4 and 5.

Store Room

Walk-in store room which houses the water tank and has doors to eaves storage.

Bedroom 4

13'8" x 12'1" (4.19m x 3.69m)

Double Bedroom (currently used as a sewing room) with window overlooking the rear garden and has views over the rooftops to the hills beyond. Quadruple spot light bar, fitted carpet and wall shelf.

Bedroom 5

13'8" x 16'4" (4.18m x 4.98m)

Opaque glass panel door. Spacious room which could be used for a number of uses, currently being used as a games room. Window to the front with blind. Fitted carpet, strip light and wall shelf.

Garage

9'4" x 20'0" (2.85m x 6.10)

Single garage with electric up and over door, power and light. Shelving. Water supply.

Outside

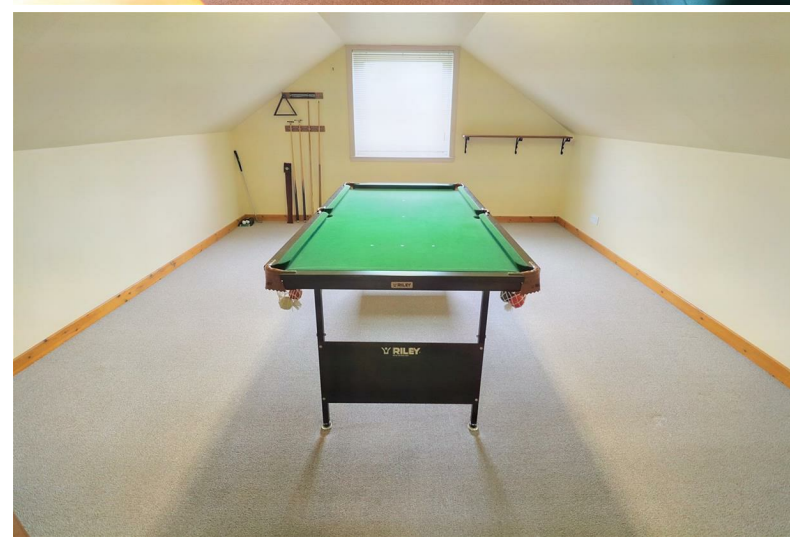
Lock block driveway leads from Fleurs Drive to the property. Parking for three cars. To the side of the property is a paved patio, rotary dryer, vegetable patch, wooden shed and wood store. Paved path with shrub border leads down the side to the well-maintained private rear garden which has a variety of mature trees, shrubs and flower beds.

Home Report

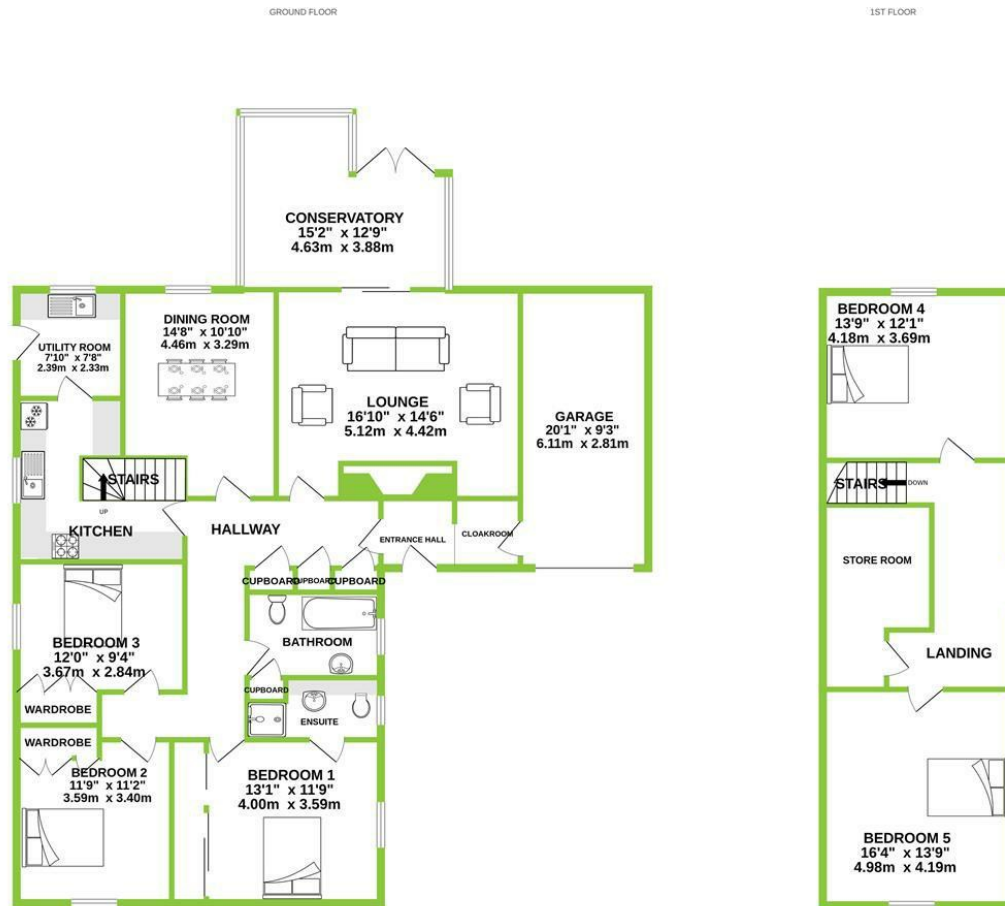
The Home Report Valuation as at June, 2023 is £325,000, Council Tax Band E and EPI rating is D.

Fixtures and Fittings

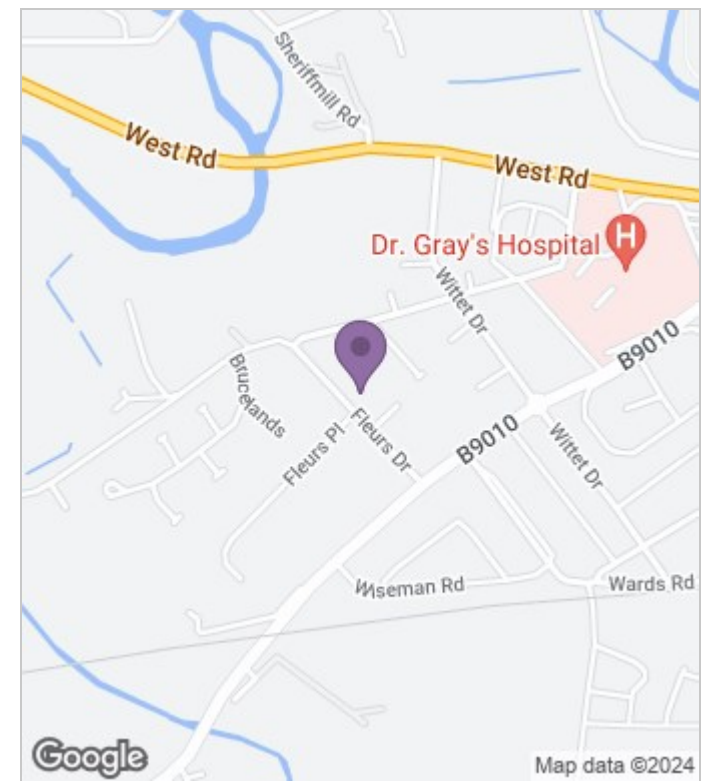
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.