



3 Woodside Calcots Road, Elgin, IV30 8BW

Offers Over £360,000

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estateagents

It is a distinct pleasure to bring this superior home to the property market. Sitting centrally within this bespoke "Mews" style development which was constructed in 2009, it is only 1.5 miles to the centre of Elgin.

The high quality of the development is immediately evident on arrival which each property benefitting from individual detail within a courtyard setting.

Extending to a generous 222 square metres, No 3 offers beautifully presented accommodation over 2 floors with under floor heating downstairs and radiators on the upper floor. In addition 2 solar panels provide plenty hot water all but a few days a year annually.

Interested parties should note that the cleverly thought out layout with the garage and carport to either side of the main structure, it is only one wall of the Master and Guest bedrooms are linked to the next door properties.

Entrance Vestibule

4'7" x 5'6" (1.42 x 1.68)

Cloak cupboard with hanging rail. Fuse box, meters and septic tank monitor. Three way ceiling light and Moduleo flooring.

Hallway

7'9" x 10'9" inc to 13'10" (2.37 x 3.28 inc to 4.22)

Reception hallway with solid Oak staircase and flooring.

Hall area

3'8" x 3'10" (1.13 x 1.18)

Doors to Dining Room and Lounge.





Dining Room

13'7" max x 9'0" max (4.15 max x 2.75 max)

Front facing window. Triple ceiling light fitting and Moduleo flooring.

Lounge

13'9" x 16'0" (4.2 x 4.9)

Generous Lounge with two front facing windows. 6 ceiling downlights and Moduleo flooring.



Dining Kitchen

15'5" x 19'0" (4.7 x 5.8)

Extensive dining kitchen with plenty of room for informal dining plus sofas. Feature full height windows and central door opening to the rear garden. Full range of fitted units with work surfaces and matching wall panelling. Integral Induction hob, oven and extractor hood, fridge/freezer plus dishwasher. 15 ceiling downlights and Moduleo flooring.



Rear Hall

5'4" x 6'4" (1.65 x 1.95)

Rear hall giving access to the downstairs shower room and wc, the utility room and the garage. Spotlight and Moduleo flooring.



Shower Room

4'4" x 6'4" (1.33 x 1.95)

Shower Room with wc and wash hand basin. Quadrant shower cubicle with Mains shower and wet wall panelling. Triple spotlight and tile flooring.



Utility Room

10'2" x 6'4" (3.10 x 1.95)

Handy Utility Room with back door to garden. Range of fitted units with sink, drainer and splashback tiling. Space for Indesit washing machine and Hoover tumble dryer. 4 way spotlight and Moduleo flooring. Coat hooks . Xpelair.

Garage

20'2" x 16'4" (6.15 x 5)

Currently used as a pool room and golf club store! Garage with electronic door. Pedestrian door and window to rear. Light and power. Ample room for shelving, storage and additional appliances.

Upper Landing

4'1" x 11'5" & 3'3" x 25'3" (1.25 x 3.5 & 1 x 7.7)

Feature Oak staircase to the upper floor. Landing with 3 5 arm light fittings, 2 radiators and quality carpet. Cupboard.



Upper Floor Lounge

11'5" inc to 13'8" x 25'5" (3.5 inc to 4.17 x 7.75)

Stunning upper floor Lounge with wonderful South facing views from 3 windows towards Elgin and beyond. 6 downlights, 4 wall lights, 2 radiators and quality carpet.

Guest Bedroom Suite

16'4" max x 14'2" max (5 max x 4.33 max)

Beautifully elegant Guest Bedroom with front and rear facing dormer windows - with great views. Two wardrobes. Plenty additional room. Ceiling light, radiator and carpet. Door to :-

En Suite Bathroom

7'1" x 7'9" (2.17 x 2.38)

En Suite Bathroom with bath, wc and wash hand basin. Mains shower fitted over bath with shower screen in place. Velux window, triple spotlight, ladder radiator and tile floor.

Master Bedroom Suite

16'4" max x 14'2" max (5 max x 4.33 max)

Beautifully elegant Guest Bedroom with front and rear facing dormer windows - with great views. Two wardrobes. Plenty additional room. Ceiling light, radiator and carpet. Door to :-

En Suite Shower Room

7'2" max x 4'11" max (2.2 max x 1.5 max)

En Suite shower room with shower cubicle, Mains shower. wc and wash hand basin. Ceiling spotlight, ladder radiator and tile floor.

Bedroom 3

11'1" x 12'5" (3.4 x 3.8)

Double bedroom with rear facing window affording a lovely view over the rear garden and beyond towards Lossiemouth. Double wardrobe. Ceiling light fitting, radiator and carpet.

Bedroom 4

9'0" x 11'3" (2.75 x 3.45)

Double bedroom again with rear facing window. Wardrobe. Ceiling light, radiator and carpet.

Bathroom

9'10" max x 7'10" (3 max x 2.4)

Family bathroom with suite bath, wc, wash hand basin along with double shower enclosure with Mains shower and wet wall panelling. Triple spotlight, ladder radiator and tile floor.

Garden

Enclosed rear garden, laid to lawn with lovely flower border and patio. Bin store. Oil tank recess.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the appliances in the kitchen and utility room.

Home Report

The Home Report Valuation as at 19th July, 2023 is £360,00, Council Tax Band E and EPI rating is C



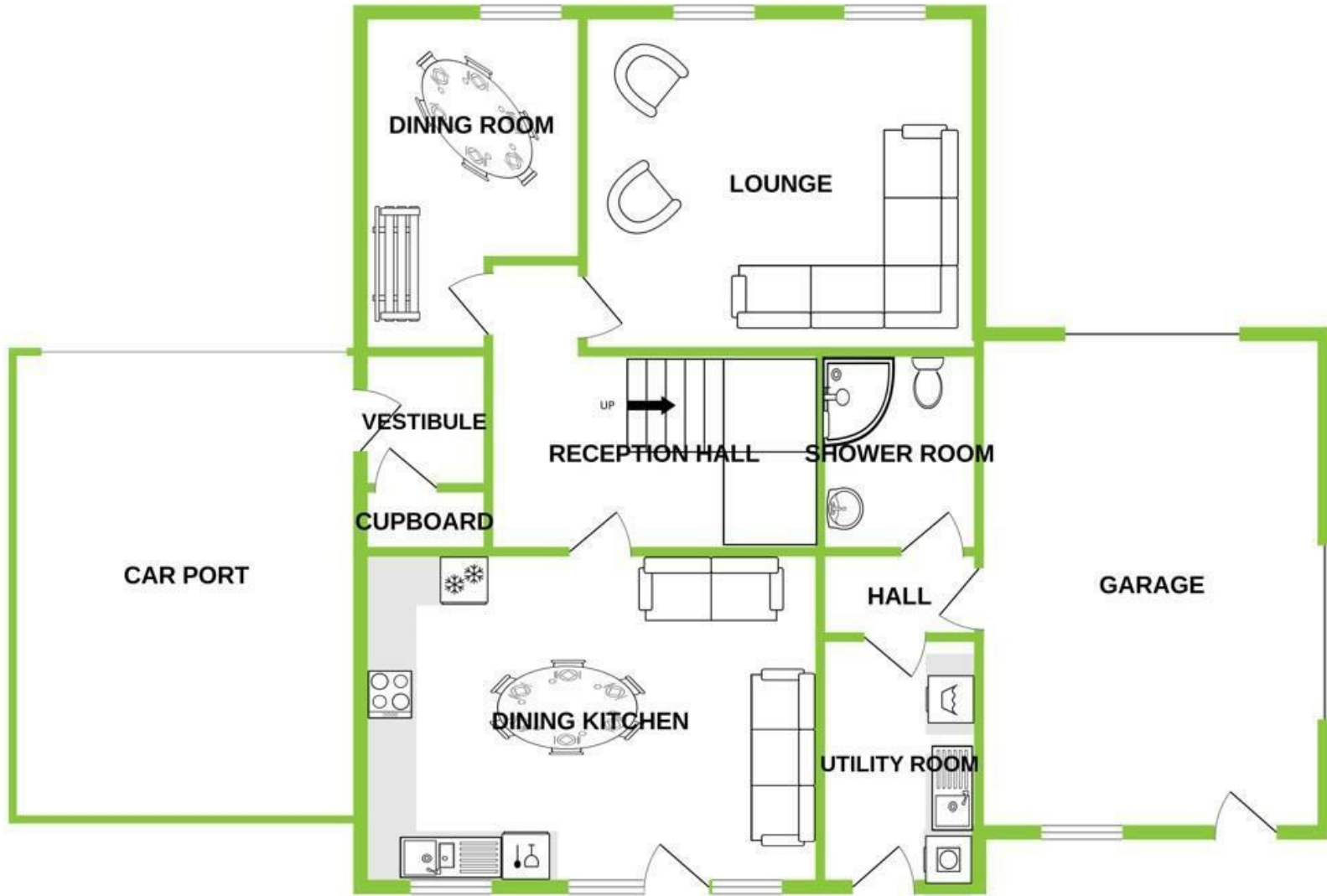




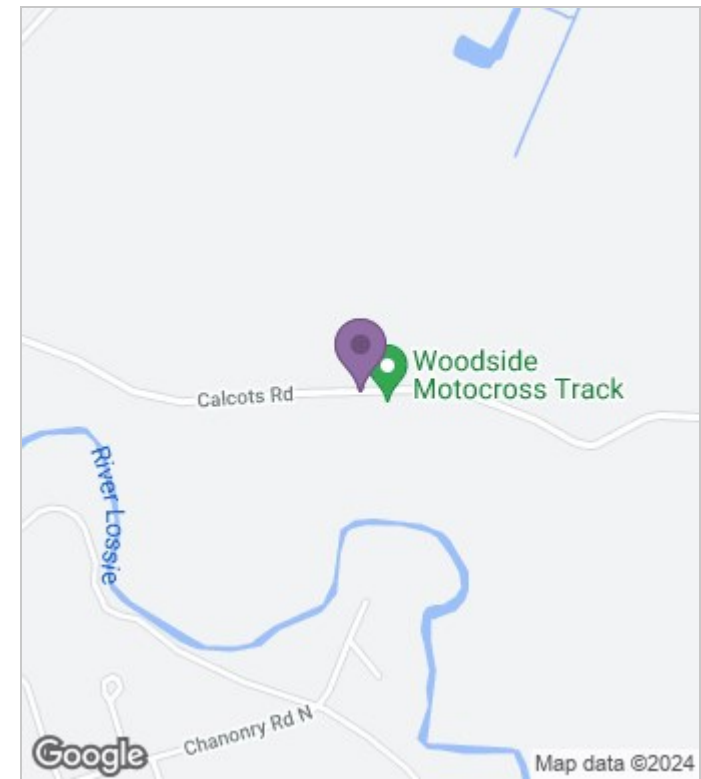
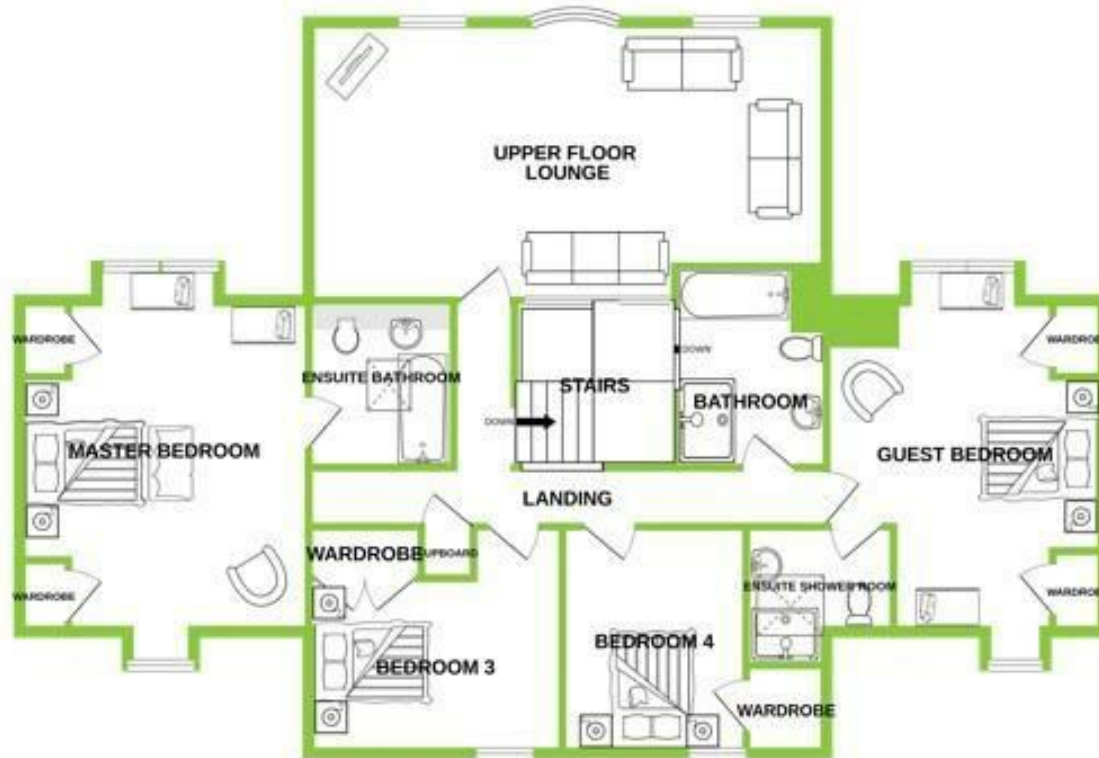




GROUND FLOOR



UPPER FLOOR



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		
Scotland	EU Directive 2002/91/EC	

79

84

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.

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