



29 Glenlossie Road, Thomshill, Elgin, IV30 8GY
Offers Over £150,000

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 **abs+**
estateagents

£15,000 UNDER HOME REPORT VALUATION

Welcome to 29 Glenlossie Road, Thomshill, Elgin - a charming semi-detached house that exudes character and history.

As you step inside, you are greeted by two inviting reception rooms that offer ample space for entertaining guests or simply relaxing with your loved ones. The classic layout of this home provides a cosy atmosphere that is perfect for creating lasting memories.

With three bedrooms, there is plenty of room for a growing family or for those who desire a home office or hobby space. The property also features a shower room, ensuring convenience and comfort for all residents.

Spanning across 969 sq ft, this pre-1914 gem seamlessly blends period features with modern amenities, offering the best of both worlds. The age of the property adds to its unique charm, making it a truly special find only a couple of mile from Elgin.

If you are seeking a property with character, 29 Glenlossie Road is sure to captivate your heart. Don't miss the opportunity to own a property in this semi-rural location.

Vestibule

3'1" x 5'7" (0.95m x 1.72m)

UPVC door at the rear of the property with opaque panel leads to the vestibule. Ceiling light, laminate flooring. Door to:-



Hallway

Large walk-in cupboard with coat hooks and pendant light. Cupboard with plumbing for washing machine and external hose for tumble dryer. Two smoke detectors, ceiling light, hatch to loft space, laminate flooring and radiator. Doors to Kitchen, Bedroom 1, Shower Room and to the staircase which leads to the upper floor.



Kitchen

10'11" x 11'8" (3.34m x 3.58m)

Fitted with a range of 'beech' fronted base and wall mounted units. Worksurface with matching upstand. Integrated electric oven and hob. Integrated dishwasher. Tile effect laminate flooring, strip light and radiator. Window to the rear with vertical blinds and roller blind. Cup housing oil fired Worcester boiler and shelving. Glass panel door to:-



Lounge

10'11" x 14'7" (3.34m x 4.47m)

Well-proportioned lounge with a wood burning stove which is the focal point of the room. Recessed alcove with mirror, shelving and light. Fitted carpet, 2 radiators, 2 wall lights and triple light fitting. Door with roman blind to:-



Conservatory

12'11" x 7'6" (3.94m x 2.31m)

Windows on three sides. Door to front garden. Laminate flooring, radiator and two wall lights.



Bedroom 1

10'0" x 14'7" (3.06m x 4.47m)

Double Bedroom with window to the front with vertical blinds and curtains. Large walk-in cupboard housing electricity meter and fuse box, pendant light and coat hooks. Two further cupboards with shelving. Built-in wardrobe with hanging rail and shelves. Pendant light, radiator and fitted carpet.

Shower Room

6'9" x 5'9" (2.07m x 1.77m)

Three piece suite comprising corner shower cubicle with Mira electric shower, pedestal wash hand basin and WC. Radiator, laminate flooring, wall heater, recessed spot lights, wall mirror, medicine cabinet and chrome accessories. Opaque window to the rear with vertical blinds and roller blind.



Upper Floor

Door from the Hallway leads to the staircase to the upper floor. Hatch to loft space. Fitted carpet and pendant light. Cupboard.

Bedroom 2

8'9" x 14'11" (2.67m x 4.55m)

Double Bedroom with dormer window to the front of the property. Built-in wardrobes at either side of the room with hanging and shelved storage. Radiator, fitted carpet and pendant light.

Bedroom 3

14'11" x 10'4" (4.55m x 3.15m)

Double Bedroom with dormer window to the front of the property. Built-in drawers at one side of the room. Radiator, fitted carpet and pendant light.

Outside

Gardens to the front and rear. The garden to the front is laid to lawn with a paved path around the conservatory to the side of the property. To the rear is an enclosed garden which is laid in concrete and stone chippings for ease of maintenance. Timber shed. Oil tank. External tap.

Fixtures and Fittings

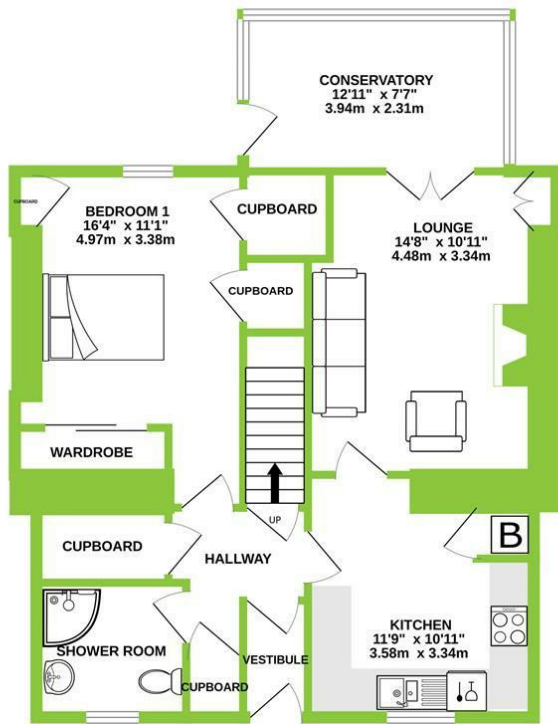
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integrated oven, hob and dishwasher.

Home Report

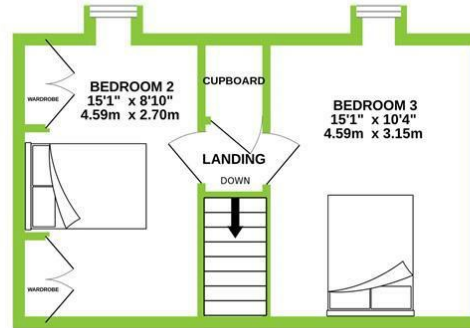
The Home Report Valuation as at June, 2023 is £165,000, Council Tax Band B and EPI rating is E.



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

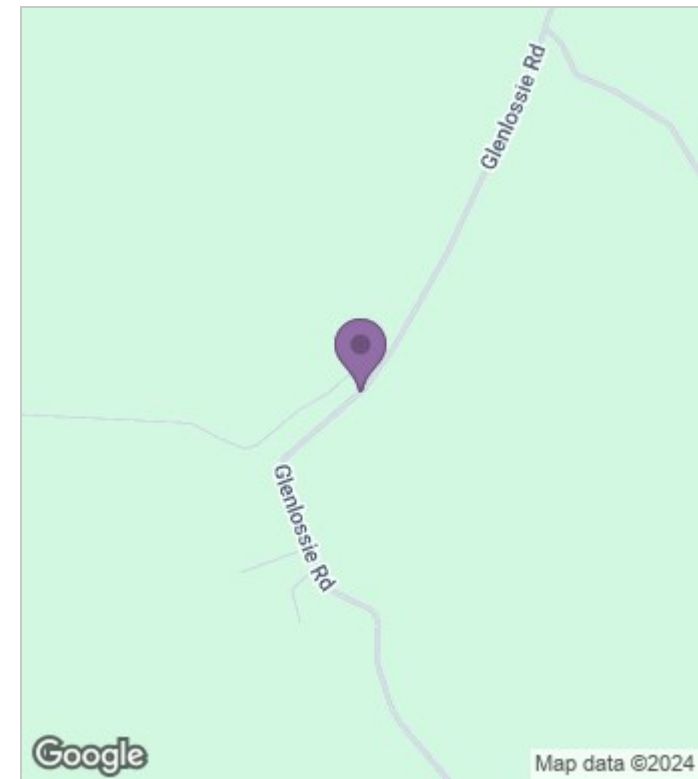


1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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