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**3 Ernest Hamilton Court, Elgin, IV30 4GH**  
**Offers Over £140,000**

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### Vestibule

3'11" x 5'4" (1.2 x 1.64)

Large double cloak cupboard. Ceiling light. Wood flooring and matwell. Door to :-



### Dining Kitchen

8'10" x 10'7" (2.7 x 3.25)

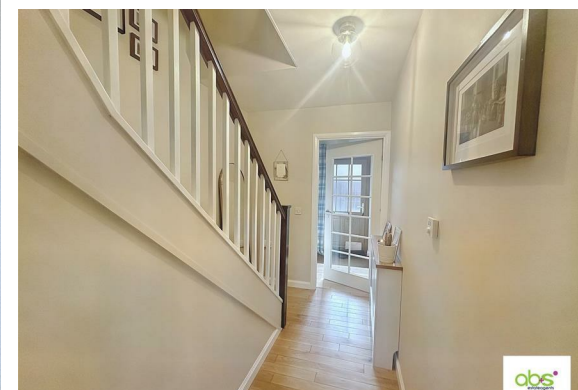
Stylish dining kitchen with good range for floor and wall mounted units in a light wood laminate and complimented by sleek worktops with upstands plus attractive splashback tiling. Integral electric oven, hob and extractor hood. One and a half bowl sink with mixer tap and drainer below rear facing. Space for appliances. 4 track spotlight, radiator and newly tiled floor.



### Hallway

3'3" x 8'9" (1 x 2.68)

Newly carpeted staircase to the upper landing. Ceiling light, radiator with cover and wood flooring. Door to :-



### Lounge

15'1" max x 12'9" max (4.6 max x 3.9 max)

Lovely Lounge with double patio doors to the front garden. Central ceiling light fitting, attractive wood flooring and radiator. Understair cupboard.



### Upper Landing

Newly laid carpet. Boiler cupboard with combination boiler. Ceiling light. Hatch to loft which affords great additional storage.

### Bedroom 1

13'1" x 8'10" (4 x 2.7)

Double bedroom with rear facing window. Fitted wardrobe with wall to wall storage. Ceiling light, radiator and wood flooring.



### Bedroom 2

7'8" x 12'5" (2.35 x 3.80)

Double bedroom with front facing window. Fitted wardrobe. Ceiling light, radiator and carpet.







**Bathroom**  
6'11" x 6'0" (2.11 x 1.83)

Well presented Bathroom with bath with shower area, wc and wash hand basin. Electric shower over bath and wet wall panelling. Floor and matching wall tiles with display shelf.

**Garden and outside.**

Lovely private front garden laid to lawn with raised deck and patio. Functional rear garden with pathway to the back door. Flower and shrub border and raised patio with rotary clothes dryer. Ample resident parking.

**Fixtures and Fittings**

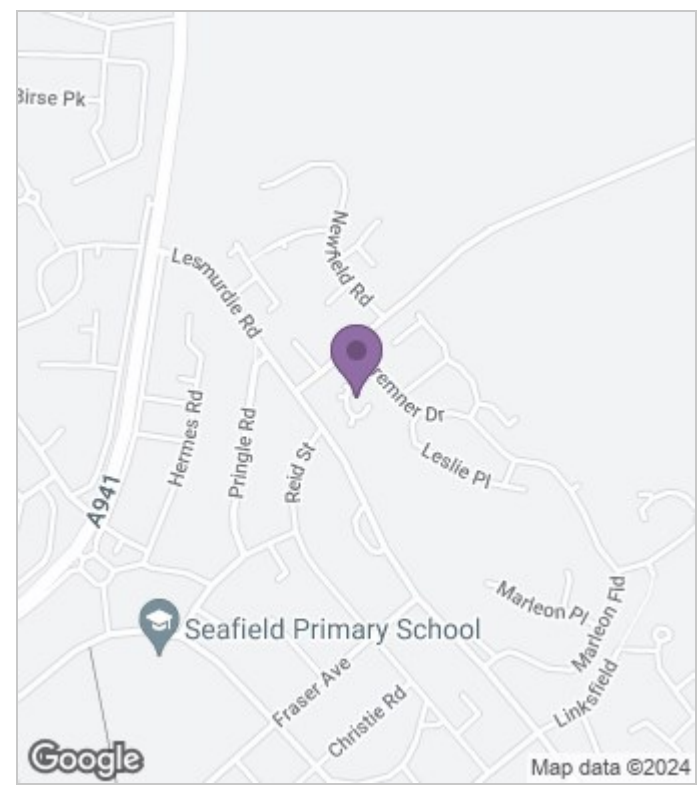
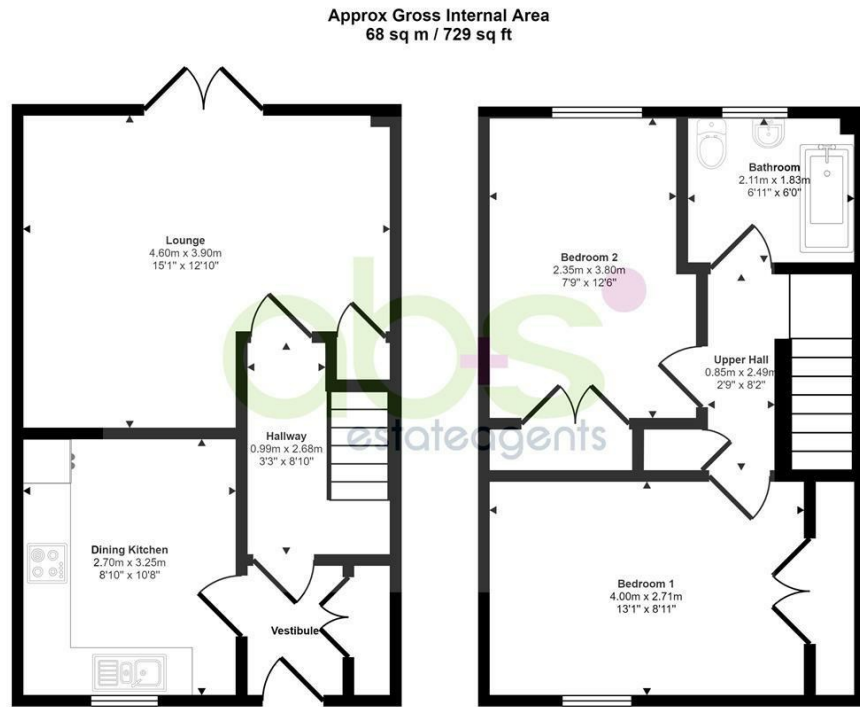
The fitted floor coverings, blinds and light fittings will be included in the sale price along with integral oven, hob and extractor hood.

**Home Report**

The Home Report Valuation as at March, 2024 is £140,000, Council Tax Band B and EPI rating is C.







**Ground Floor**  
Approx 34 sq m / 365 sq ft

**First Floor**  
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	