



27 Beils Brae, Elgin, IV30 8XQ

Offers Over £200,000

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estateagents

Deceptively spacious semi-detached bungalow situated within a sought after private residential development in the delightful village of Urquhart.

Accommodation comprises Lounge, Dining Kitchen, 3 double Bedrooms, Family Bathroom and Utility Room. The property also benefits from an integral garage, oil central heating, double glazing and off-street parking.

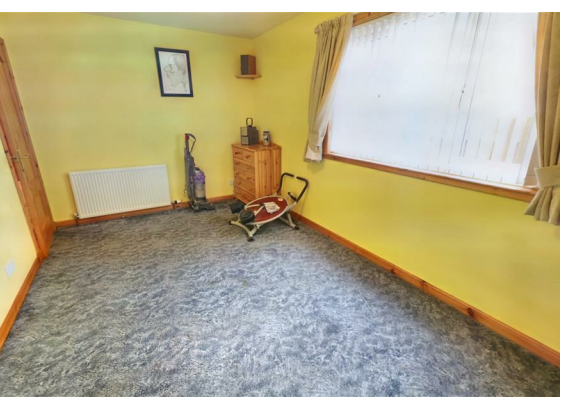
Hallway
UPVC with decorative opaque panels leads to the 'T' shaped hallway with doors to the Lounge, Dining Kitchen, Bathroom and all Bedrooms. Fitted carpet, pendant light, radiator and smoke detector. Cupboard with shelving.

Lounge
17'2" x 14'4" (5.24m x 4.38m)
Spacious Lounge with window to the front with curtains and blinds. Light fitting, radiator, fitted carpet and smoke detector. Corner shelving and tv wall mount.

Bedroom 2
15'1" x 8'9" (4.62m x 2.68m)
Double Bedroom with window to the side fitted with blinds. Fitted carpet, radiator and pendant light. Built-in wardrobe with mirrored sliding doors, hanging rail and shelf.

Bedroom 1
15'0" x 9'0" (4.59m x 2.75m)
Double Bedroom with window to the rear fitted with curtains and blinds. Fitted carpet, radiator and pendant light. Built-in wardrobe with mirrored sliding doors, hanging rail and shelf.

Bathroom
7'2" x 6'11" (2.19m x 2.11m)
Three piece white suite comprising pedestal wash hand basin, WC and bath with mains shower fitted over. Wood flooring, recessed spotlights, extractor fan and chrome towel rail radiator. Opaque window to the rear fitted with blinds.





Dining Kitchen

15'0" x 10'2" (4.59m x 3.12m)
Fitted with a range of beech base and wall mounted units. Work surface and tiled splash back. Breakfasting bar for casual dining. Integrated, oven, microwave, hob, fridge and dishwasher. One and a half bowl sink and drainer beneath window to the rear fitted with blinds. Recessed spotlights, heat detector, wood flooring and radiator. Door to rear garden. Door to:-

Utility Room

6'11" x 6'10" (2.12m x 2.09m)
Houses oil fired central heating boiler. Plumbing for washing machine. Wall mounted units. Hatch to loft space. Door to Integral garage.

Bedroom 3

9'0" x 11'5" (2.75m x 3.49m)
Double bedroom with window to the front with blinds and curtains. Radiator, fitted carpet and pendant light.

Garage

9'4" x 18'10" (2.85m x 5.75m)
Integrated single garage with up and over door, power and light.

Outside

Low maintenance compact garden to the front, side and rear.
At the front of the property is a lock block driveway with parking for two cars leads to the garage, an area of stone chippings and a paved path leading around the side of the property to a side garden which has raised beds, filled at present with stone chippings. Enclosed garden to the rear with paved patio and rotary dryer. External CCTV cameras fitted on all four corners of the property.

Fixtures and Fittings

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

Home Report

The Home Report Valuation as at April, 2024 is £200,000, Council Tax Band D and EPI rating is D

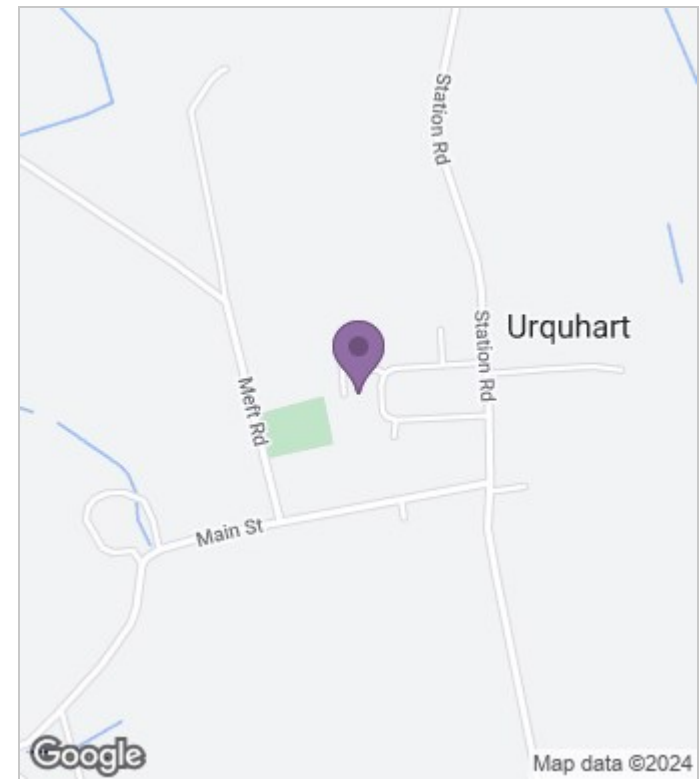


Approx Gross Internal Area
117 sq m / 1256 sq ft



Floorplan

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(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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