



60 Bruceland Road, Elgin, IV30 1SP

Offers Over £276,500

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 **abs+**  
estateagents

We are delighted to bring to the market, Granby, 60 Bruceland Road in the much sought after West End of Elgin, ideally placed for Dr Gray's Hospital and the highly respected West End Primary School. With gas fired central heating and sealed unit double glazing, Granby enjoys an elevated situation and offers generous and versatile accommodation comprises : Entrance Vestibule, Hallway, Lounge, semi open plan Kitchen with Dining Room off, shower room and 2 large downstairs bedrooms.

Upstairs, there are a further 2 bedrooms, 1 with a box room off with en suite potential and a store giving access to the eaves storage.

Externally there is a mature and easily maintained garden with driveway along with a private rear garden, outbuildings and former garage.

#### Entrance Vestibule

Granby has an attractive covered entrance with double storm doors. Door to :-

#### Reception Hall

Elegant reception hallway with decorative arch. Understair cupboard and cloak cupboard. Two ceiling light fittings and one wall light. Radiator and quality carpet.

#### Lounge

13'6" x 19'4" (4.14 x 5.91)

Generous Lounge with feature Bay window. Central ceiling light fitting, coving, 2 radiators and quality carpet. Fireplace not currently in use but could easily be reinstated.

#### Bedroom 4 or Family Room

15'2" x 15'8" (4.64 x 4.8)

Second social space or 4th bedroom if required. Again feature bay window. Boiler cupboard with Ideal combination boiler. Central ceiling light fitting, coving, radiator and quality carpet.

#### Shower Room

8'10" x 5'5" (2.7 x 1.67)

Shower Room with wc, wash hand basin and double shower enclosure with Mains shower and wet wall panelling. Tiling to half height. Ceiling light fitting, chrome ladder radiator, regular radiator and vinyl flooring.

#### Dining Kitchen

13'5" x 12'5" (4.09 x 3.79)

Spacious double aspect kitchen with full range of units and worktops, sink and drainer. Plenty space for small table and stools plus appliances including the hotpoint washing machine, Beko fridge/freezer and Beko cooker. The Blomberg larder freezer will be removed. 2 ceiling light fittings and vinyl flooring. Door to rear Vestibule. Opening to :-

#### Dining Room

10'5" x 7'3" (3.19 x 2.23)

Rear facing window. Ceiling light, radiator and carpet. Hotpoint tumble dryer which will be removed.

#### Rear Vestibule

Vestibule with wall mounted heater and door to rear garden.





**Bedroom 1**

11'1" x 12'11" (3.4 x 3.94)

Generous downstairs double bedroom with rear facing window. Ample room for bedroom furniture. Ceiling light, radiator and carpet.

**Upper Landing**

A carpeted staircase leads to the upper landing with ceiling light fitting, fan light and carpet. Doors to Bedrooms 2 & 3 and the Store Room.

**Bedroom 2**

11'3" x 10'11" (3.45 x 3.35)

Double bedroom with front facing dormer window and partial coombed ceilings. Ceiling light, radiator and carpet. Door to :-

**Box Room**

7'1" x 6'9" (2.17 x 2.07)

Handy Box room with obvious en suite potential. Coombed ceiling and sky light.

**Bedroom 3**

11'2" x 7'8" (3.42 x 2.36)

Another bedroom with front facing dormer and partial coombed ceiling. Light fitting, radiator and carpet.

**Store Room**

5'2" x 6'1" (1.59 x 1.86)

Walk in store which could make a great utility room. Access to eaves.

**Attic and Eaves**

Good storage.

**Garden**

Mature well presented garden laid in a mix of lawn, established shrub and flower borders. Gravel driveway on the East side of the house. The rear is wonderfully private and secluded with patio, Summer House and sheds.

**Garage**

9'10" x 15'3" (3 x 4.67)

The Home Report advises that the former garage is small in size and would no longer be suitable as one. Would make a great workshop though as an alternative. And, of course, the garage could easily be replaced with a larger one.

**Outbuildings**

8'6" x 7'8" and 9'2" x 5'10" (2.6 x 2.35 and 2.8 x 1.8)

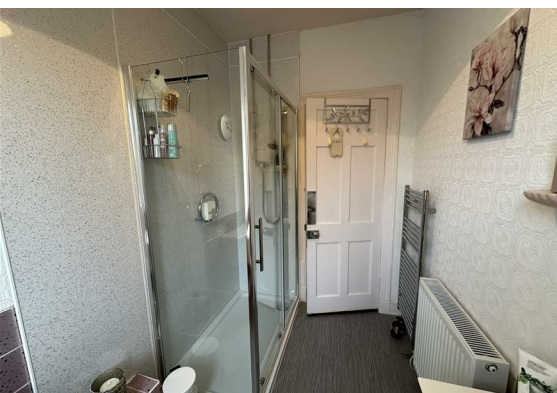
Adjoining coal and garden shed. Summer House.

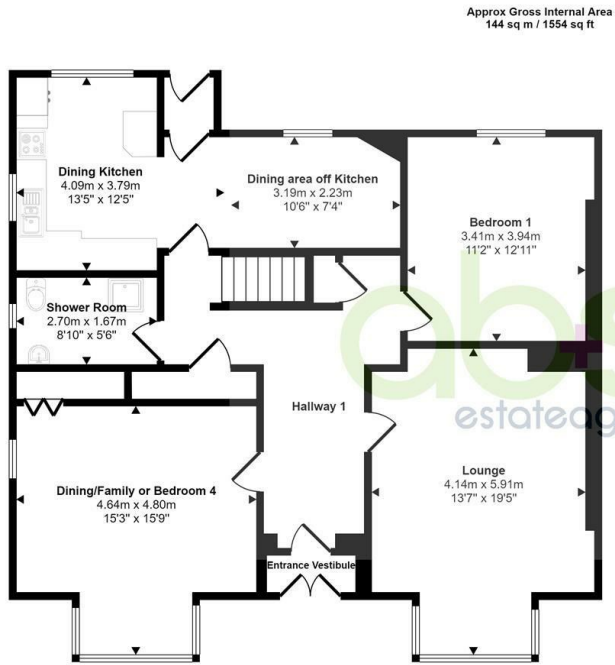
**Fixtures and Fittings**

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer and the cooker.

**Home Report**

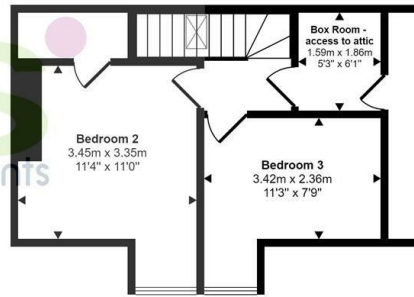
The Home Report Valuation as at 8th February, 2024 is £285,000, Council Tax Band E and EPI rating is D.



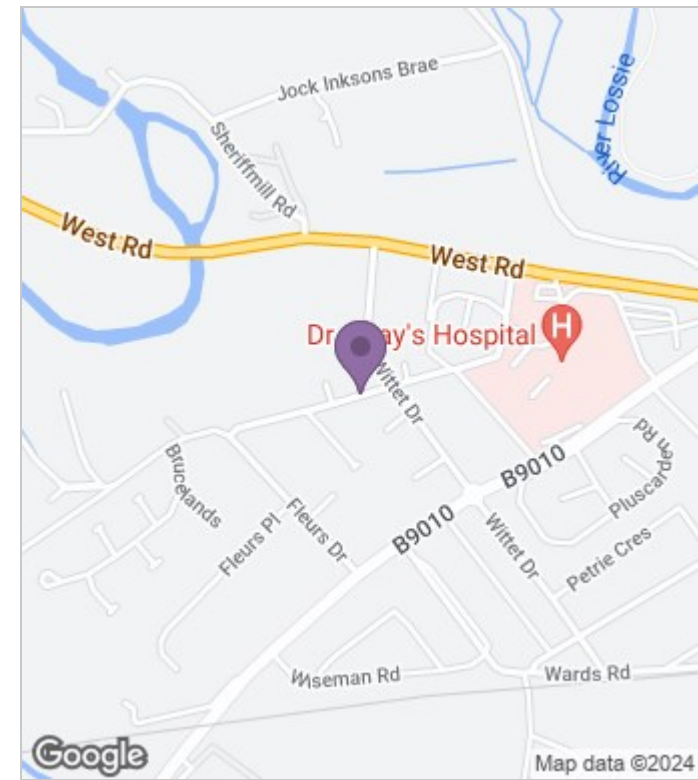


Ground Floor  
Approx 108 sq m / 1167 sq ft

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.



First Floor  
Approx 36 sq m / 387 sq ft



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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