



6 Bisset Beat, Elgin, IV30 8UG

Offers Over £299,500

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estateagents



6 Bisset Beat

Elgin, IV30 8UG

- Wonderful much loved family home full of great vibes
- Entrance porch and hallway
- Stylish Lounge
- Utility Room
- 4 Bedrooms (1 with en suite shower room)
- Popular and well established residential situation (short walk to golf course - just saying!
- Guest wc (with shower option if desired)
- Fabulous open plan Kitchen and dining area
- Integral Garage
- Family bathroom

Welcome to this stunning detached house located in the sought-after area of Bisset Beat, Elgin. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and three bathrooms, there is ample space for everyone in the household.

Built in 2015, this modern property offers 1,410 sq ft of living space, providing a comfortable and stylish environment for you to call home. The house's contemporary design is ideal for those looking for a property that is both aesthetically pleasing and functional.

Whether you are looking for a great family home or simply want to upgrade to a more spacious property, this house in Bisset Beat is sure to meet your needs. Don't miss out on the opportunity to own a piece of this vibrant and welcoming community - which is just a short walk to Elgin Golf Course (just saying).

Offers Over £299,500



Viewings

To arrange an appointment to view, contact the seller on 07702 559138.

Entrance Porch

Attractive entrance to the house with windows to both sides. Ceiling light, radiator and quality flooring which extends through to the hall, wc, dining kitchen and utility. Glazed door to the :-

Hallway

Welcoming hallway with staircase to the upper floor. All in white and complemented by feature wallpaper to one wall. Ceiling light and radiator. Full length cupboard (which could also serve as a shower (if needed) in the wc. Glazed doors to the Lounge and Kitchen.

Guest WC

Handy downstairs wc. Attractive tiling to half height. Wall mounted basin and wc. 2 recessed downlights and Xpelair. Tall ladder radiator.

Lounge

Family Lounge with triple front facing windows with radiator fitted below. Ceiling light fitting and radiator.

Dining Kitchen

Lovely open plan family dining kitchen. The kitchen has a full range of fitted units with ample wood effect work surfaces and upstands incorporating a breakfast bar. . Ceramic 1 1/2 bowl sink with mixer tap and drainer below rear facing window. Integral appliances include, 5 ring gas hob with extractor above, double oven, fridge/freezer and dishwasher. The dining area is amply sized for different seating arrangements and sliding patio doors open to the garden as well as bring in great natural light. Recessed ceiling downlights, radiator and the quality flooring.

Utility Room

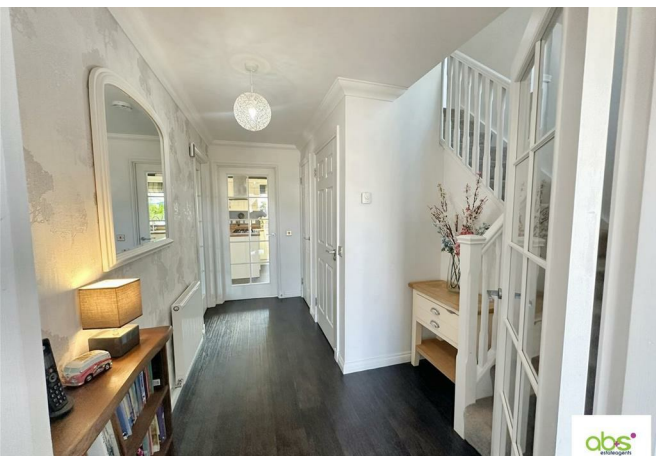
Extremely handy and well presented Utility room with range of units to match the kitchen. Lockable fire door to the garage plus back door. Double rear facing windows. Recessed ceiling downlights and radiator. Also wall mounted Combination boiler.

Upper Landing

Carpeted staircase with window leads to the upper landing with ceiling light, radiator and carpet. Airing cupboard with Megaflo hot water tank. Hatch with pull down ladder to loft.

Master Bedroom

Master bedroom with lovely open outlook from the front facing dormer window. Triple wardrobe fronted by 2 sliding doors. Ceiling light, radiator and carpet. Door to :-





En Suite Shower Room

Sleek shower room with Velux window. Attractive tiling to half height. Vanity display with basin and wc plus storage. Tiled shower enclosure with Mains shower featuring 2 shower heads. Recessed ceiling downlights, ladder radiator, Xpelair and tile flooring.

Bedroom 2

Rear facing double bedroom. Double wardrobe. Ceiling light, radiator and carpet.

Bedroom 3

Third double bedroom which is rear facing. Double wardrobe. Ceiling light, radiator and carpet.

Bedroom 4

Currently used as a home office, good sized 4th bedroom, if needed. Again rear facing. Fitted wardrobe. Ceiling light, radiator and carpet.

Bathroom

Attractive, light and bright family bathroom with decorative wall tiling to half height. Suite comprising bath, with shower fitted over and large vanity with basin, wc and plenty storage. Double Velux windows. Recessed ceiling downlights, Xpelair, large ladder radiator and tile flooring.

Garden

6 Bisset Beat is complemented by lovely garden grounds. Open to the front with ample lockblock parking in front of the garage for 2 vehicles. Also gravel area and some lawn with established shrub. Secure access down both sides of the house to the generous back garden which is fully enclosed with double fencing (adding a good deal of privacy). Laid in a large expanse of lawn with 2 patio areas for maximum sun, depending on the time of day.

Garage

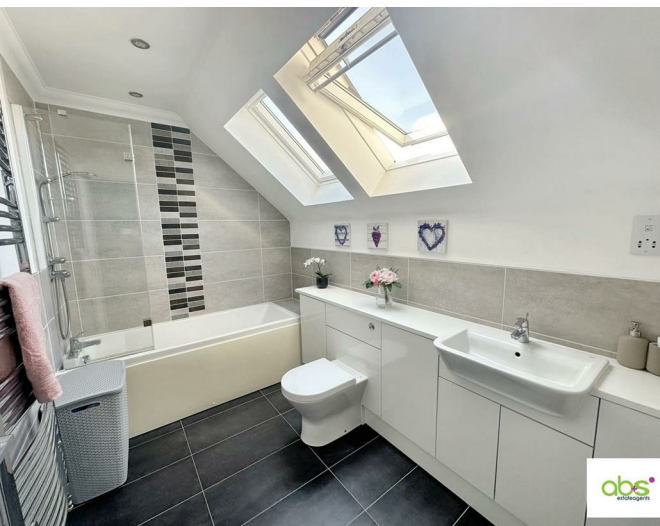
9'4" x 17'4" (2.85 x 5.29)

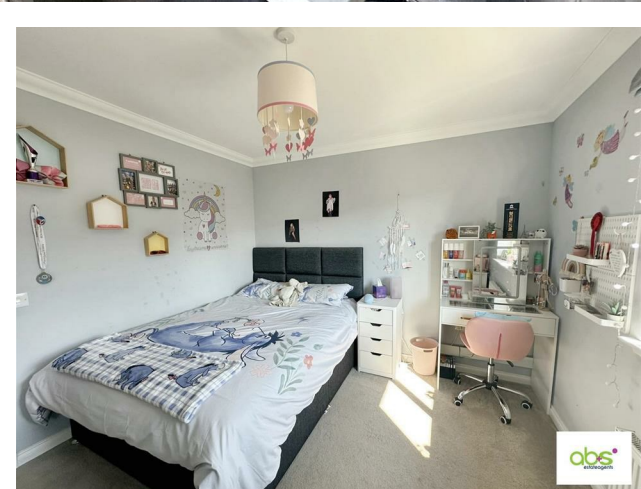
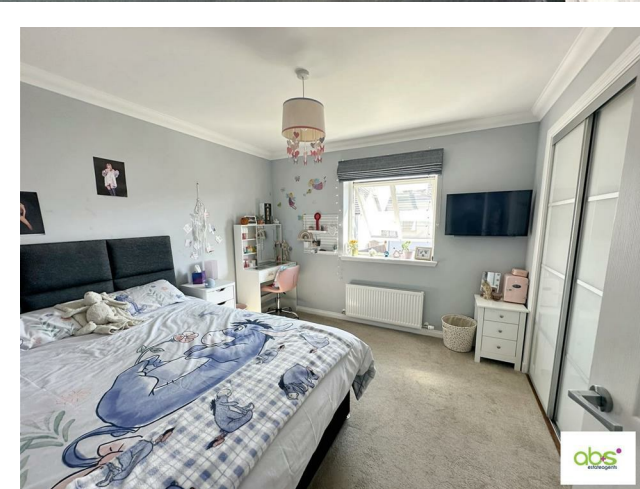
Fixtures and Fittings

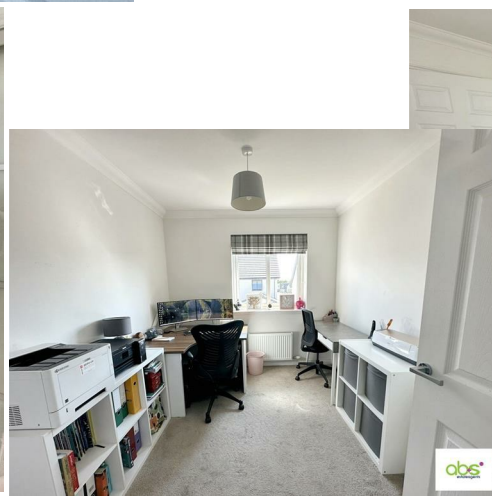
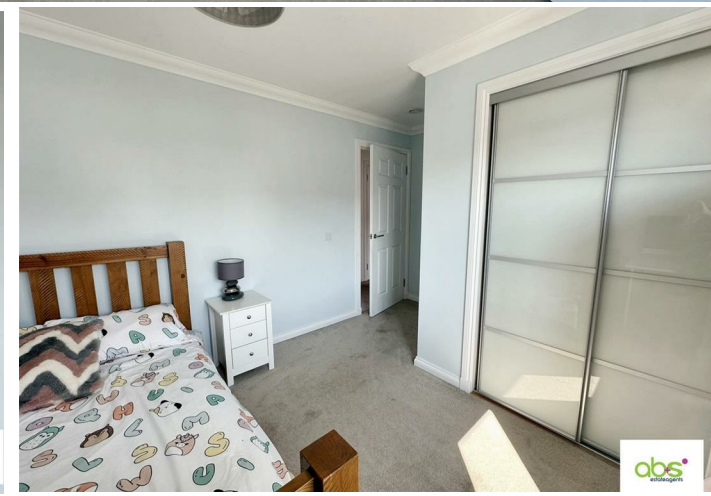
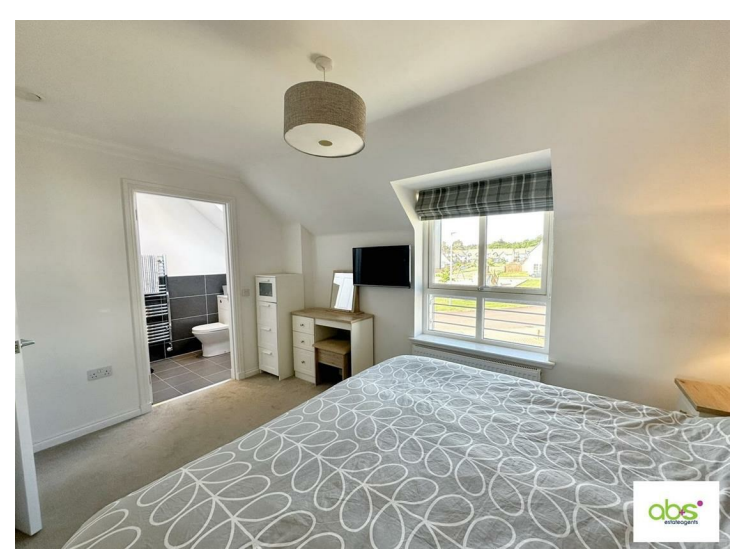
The fitted floor coverings, some blinds and light fittings are included in the sale price along with the integral appliances in the kitchen,

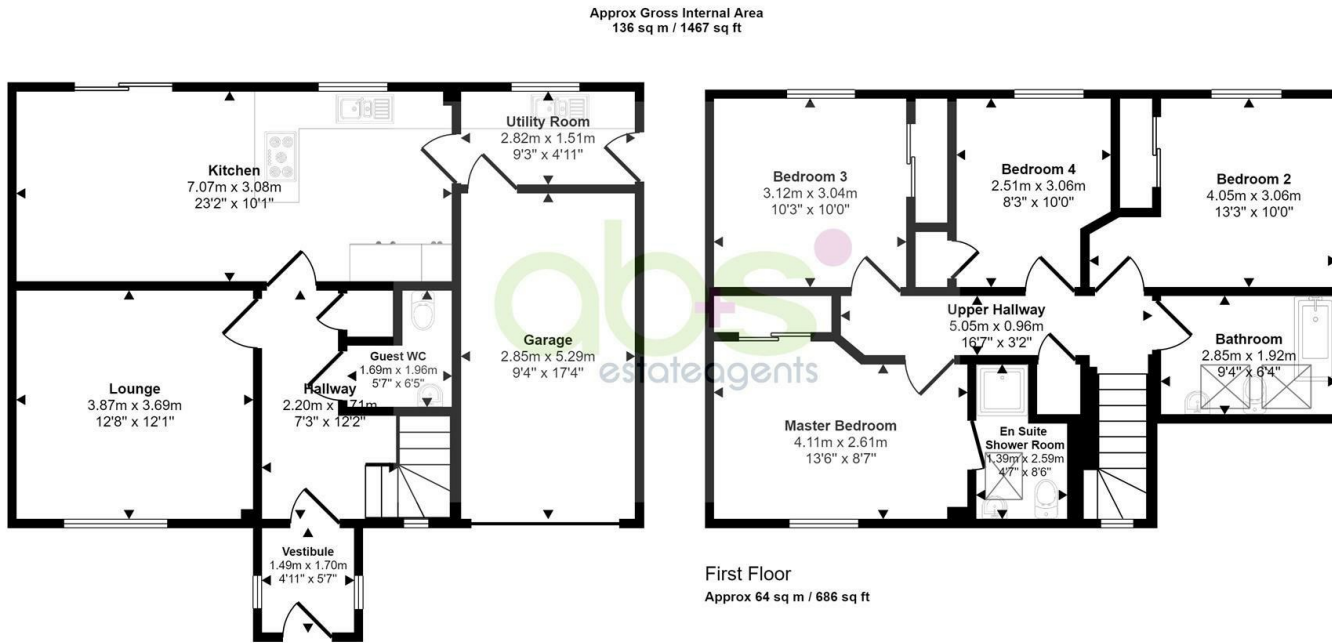
Home Report

The Home Report Valuation as at May,2024 is £300,000, Council Tax Band E and EPI rating is C.

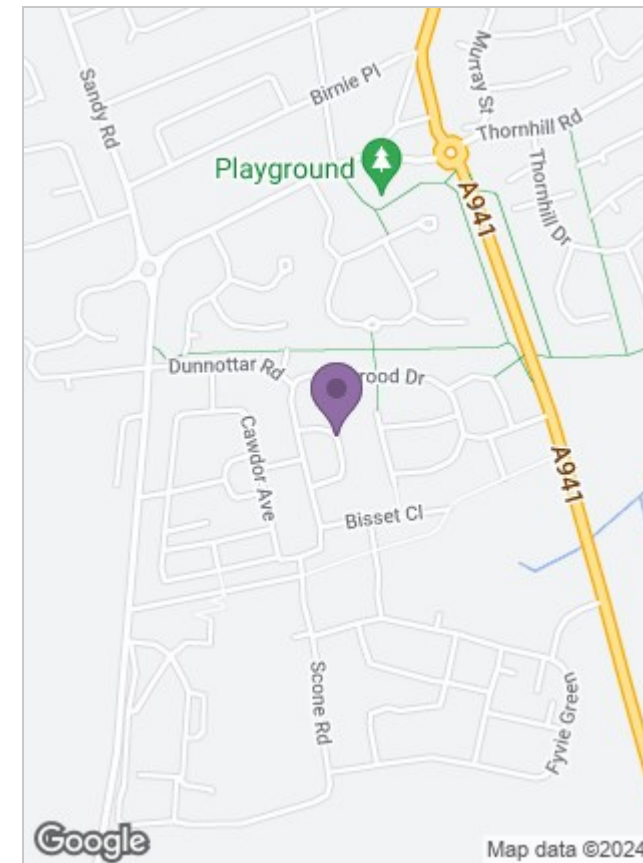








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |

Viewing
if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.