



Mayfield 18 Maisondieu Place, Elgin, IV30 1RD

Offers Over £200,000



Traditional stone and slate end-terraced house enjoying a highly convenient location within easy walking distance of the town centre facilities, superstores and train station.

The deceptively spacious accommodation comprises Hallway, Lounge, Family Room, fitted Kitchen, and downstairs Bedroom. The upper floor offers 2 generous double bedrooms, family Bathroom and a Study.

The property is in good decorative order throughout and benefits from double glazing, gas central heating and small garden to the front and a delightful garden to the rear.

An early viewing is highly recommended to fully appreciate the quality of this attractive property.

Entrance Hallway

Well presented Hallway with staircase to the upper floor and under stair cupboard. Ceiling light fitting, radiator. Carpet with laminate at the front door. Doors to the Lounge, Family Room and Bedroom 3.

Lounge

Elegant lounge with an original feature fireplace with slate hearth and multi-fuel stove flanked by two display alcoves with cupboards. 2 double windows to the front of the property bring in great natural light. Cornice work, central ceiling light fitting, radiator and carpet.

Family Room

Great versatile family room. Rear facing window. Cupboard. Inset electric fire. Ceiling light, radiator and laminate wood flooring. Door to :-

Kitchen

An extension to the original property, attractive contemporary fitted kitchen with good range of units, work surfaces with matching wall panelling and under unit lighting. Integral Hotpoint appliances including double oven, electric hob with extractor above and dishwasher. Space for fridge/freezer. Large window with view over the rear garden with sink and drainer below. Ceiling downlights and tiled floor with under floor electric heating. Door to rear garden.

Bedroom 3

Currently a bedroom, versatile room with rear facing window. Ceiling light fitting, radiator and carpet.





Upper Landing

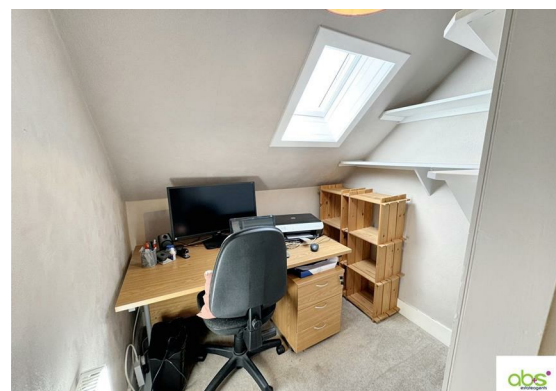
A carpeted staircase with handrail leads to the upper landing with ceiling light and carpet. Doors off to Bedrooms 1 & 2, Study and the Bathroom.

Bedroom 1

Light bright double bedroom with dormer window enjoying a view over the rear garden. Ceiling light fitting, radiator and carpet plus space for furniture.

Bedroom 2

Generous double bedroom with front facing dormer window. Generous fitted storage to one wall comprising 2 double wardrobes. Ceiling light, radiator and carpet.



Bathroom

Family bathroom with bath, wc and wash hand basin. Part coombed ceiling and Velux window. Mains shower fitted over bath with shower screen in place. Triple and single spotlights, radiator and vinyl flooring. Small loft hatch.

Study

A valuable extra to the property is this handy study or box room. Partial coombed ceiling and Velux window. Fitted shelving. Ceiling light, radiator and carpet.



Garden

The front garden is bounded by a low stone wall with pathway to the front door and enjoys a variety of established shrubs. The rear garden is a fully enclosed, private and sheltered and laid to lawn with shrub and flower beds along with a patio at the kitchen and another one with timber shed at the far end.

Buyers should note that there is a pedestrian right of access over the gardens of the 2 houses to the South for putting out the wheelie bins etc.

Fixtures and Fittings

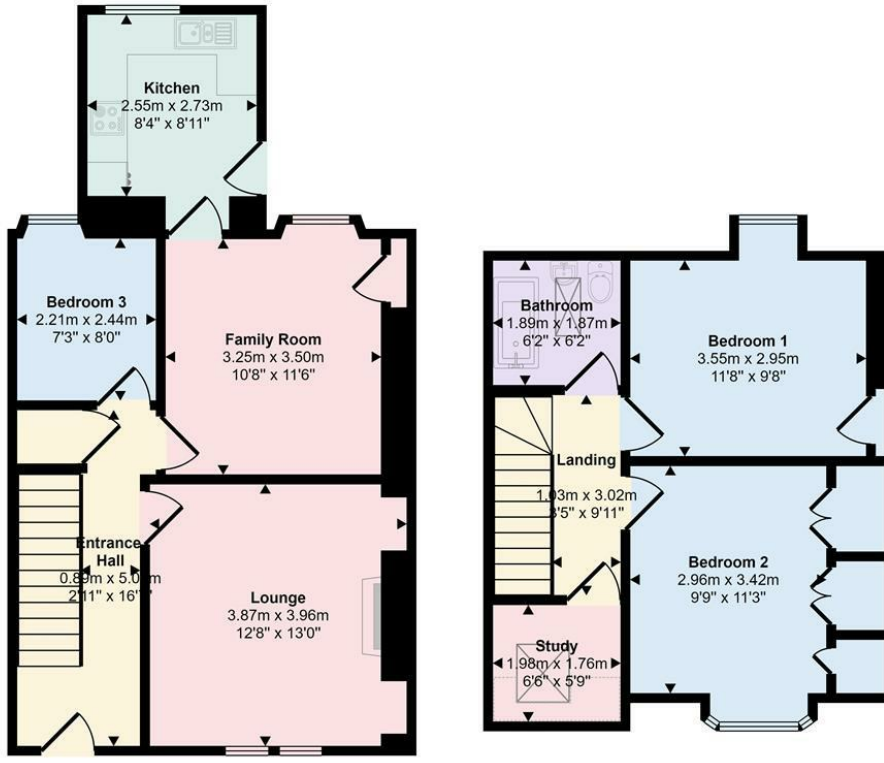
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer and the cooker.

Home Report

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



Approx Gross Internal Area
95 sq m / 1020 sq ft

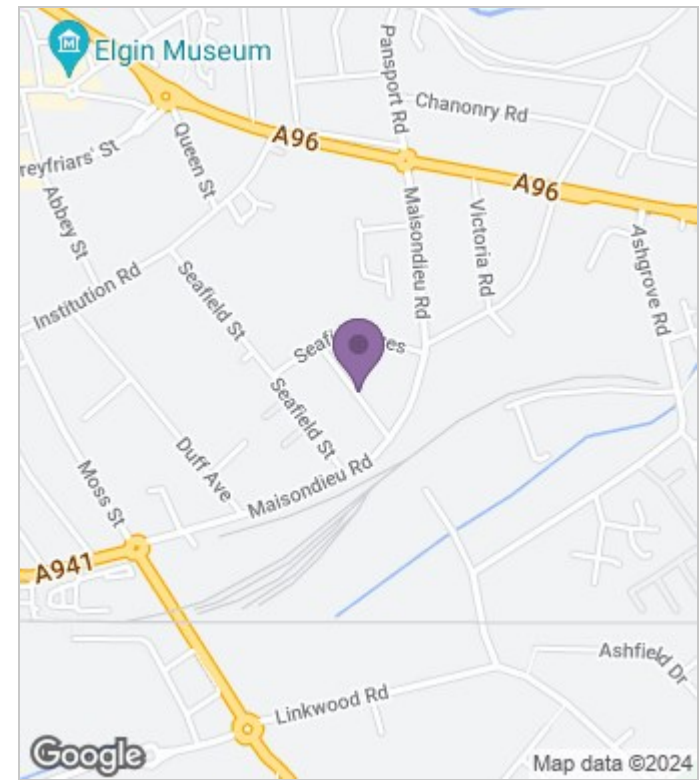


Ground Floor
Approx 54 sq m / 583 sq ft

First Floor
Approx 41 sq m / 437 sq ft

Denotes head height below 1.5m

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

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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