



5 Christie Place, Elgin, IV30 4HX
Offers Over £130,000

 2  1  1  C

abs
estateagents

Immaculately presented 2 bedroom terraced house which has been transformed both inside and out by the current owner who has carried out a complete and thorough upgrade and renovation.

This highly desirable property enjoys an elevated situation with attractive outlook in popular Bishopmill and an early viewing is imperative as this property will not be around for long.

Gas fired central heating has been installed along with new windows and doors. A new shower room and new fitted kitchen together with a multi fuel stove in the lounge. In addition, there is new flooring throughout complimented by a full decoration programme.

The accommodation comprises : Entrance Hallway with utility cupboard, semi open plan Lounge with dining area and fitted kitchen. Upstairs there are 2 generous double bedrooms, with Bedroom 1 having 3 double wardrobes affording superb floor to ceiling storage.

Externally, there is a off street parking to the front and the rear has a patio, a new large timber store and an enclosed area of lawn.



Hall

Light, bright and sleek, the hall features laminate flooring, radiator and recessed downlights. Staircase to the upper floor and understair utility /store cupboard. Archway to lounge and open to the kitchen.

Kitchen

6'5" x 18'2" (1.97m x 5.56m)

The modern kitchen features white high gloss units complimented by coordinating countertops and upstands, sink with hose tap and drainer. Electric hob and oven and extractor fan plus an integral fridge/freezer. Door to the back garden. 2 openings into the lounge with dining area, creating a semi open-plan arrangement. Recessed ceiling downlights.



Lounge Diner

10'4" x 18'2" (3.16m x 5.56m)

Generous double aspect social space comprising a cosy lounge and dining area. Feature fireplace with multi fuel stove and sleeper mantel. Recessed lighting, laminate flooring to match the hall and kitchen and radiator.





Landing

Carpeted staircase to the upper landing with recessed downlights. The landing provides access to both bedrooms, shower room and loft hatch.

Bedroom 1

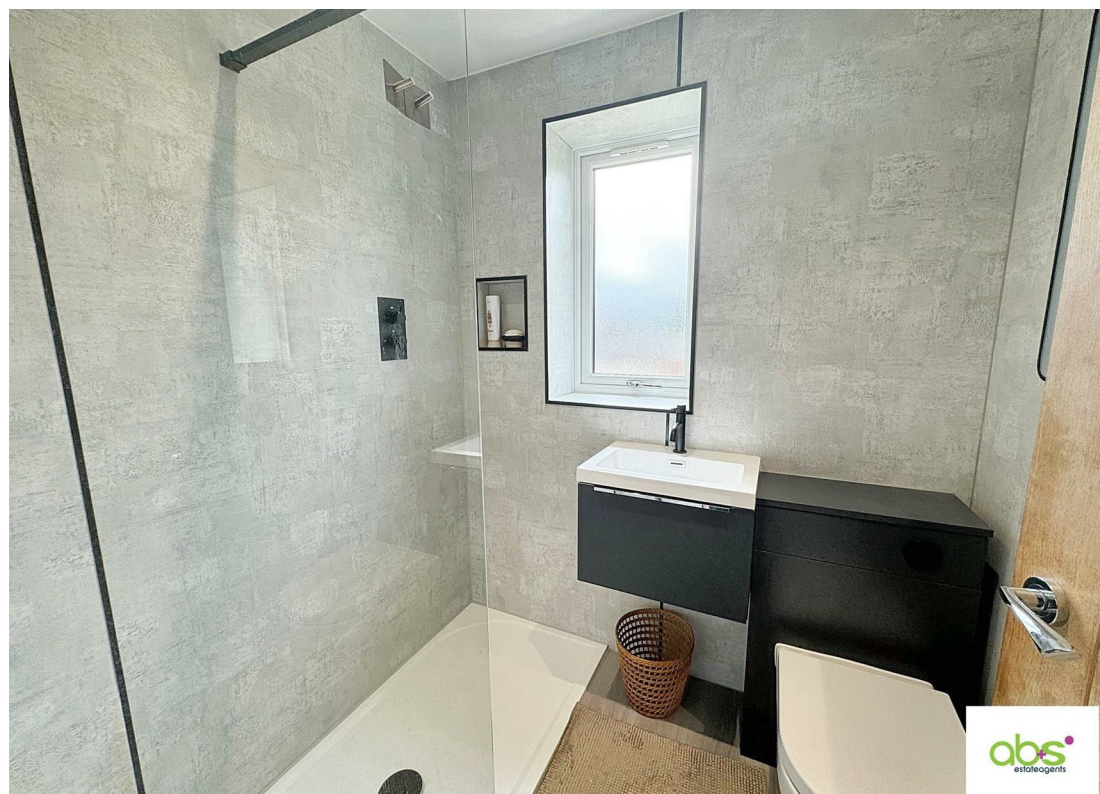
11'11" x 8'10" (3.65m x 2.70m)
Spacious front facing bedroom with extensive fitted storage to the far wall, comprising 3 double wardrobes and fitted out internally. Also boiler cupboard. Two panel window, recessed ceiling downlights, quality carpet and a radiator.

Bedroom 2

11'2" x 8'10" (3.41m x 2.70m)
Second good sized double bedroom which is rear facing. Two-panel window, recessed lighting, quality carpet and radiator.

Shower Room

5'10" x 5'2" (1.78m x 1.60m)
Sleek and contemporary with shower cubicle with mains shower, including both an overhead shower head and a handheld shower head. Recessed storage alcove and opaque window, rear facing. Vanity unit with wc and hand wash basin with storage. Ladder radiator, recessed lighting, laminate flooring and extractor fan



Garden

The front garden area affords handy off street parking. The rear garden offers a small patio area, large newly timber stored and an enclosed lawn with new timber fencing.

Fixtures and Fittings

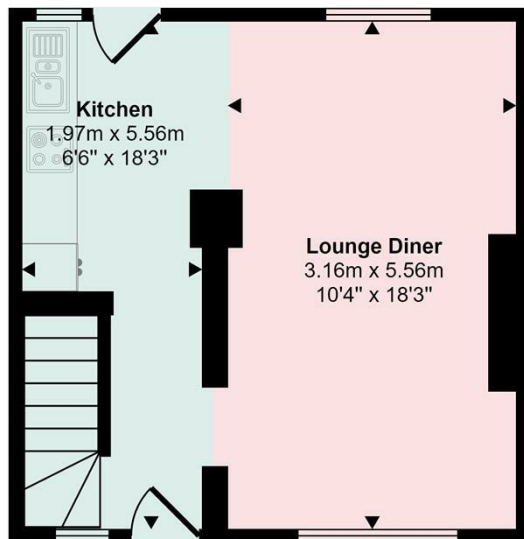
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral kitchen appliances.

Home Report

The Home Report Valuation as at June, 2024 is £130,000, Council Tax Band B and EPI rating is C.



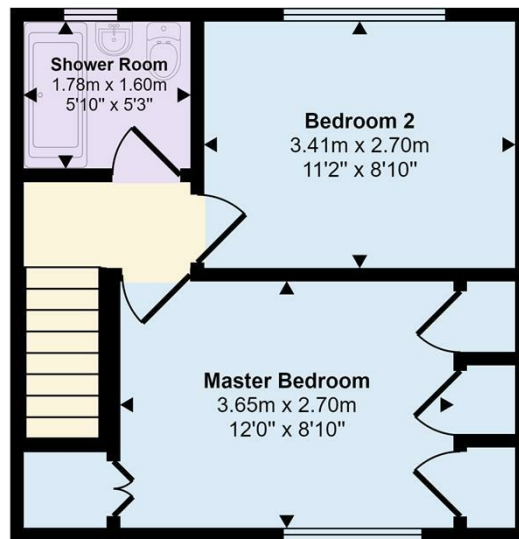
Approx Gross Internal Area
60 sq m / 644 sq ft



Ground Floor

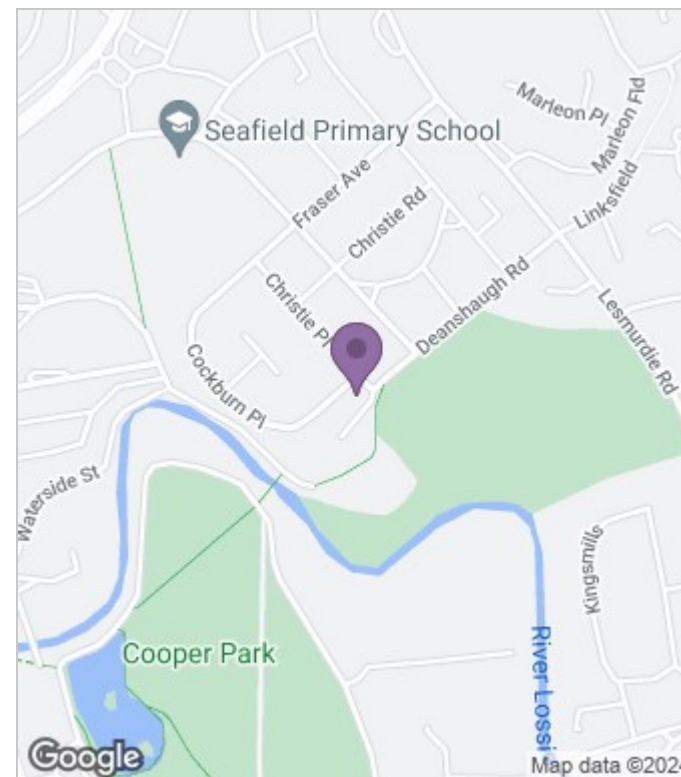
Approx 30 sq m / 324 sq ft

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 30 sq m / 320 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	71	
(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.

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.