



Heathcote 9 Young Street, Elgin, IV30 1TG

Offers Over £235,000

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Welcome to 9 Young Street, Elgin - a charming semi-detached house nestled in a desirable location. This delightful property boasts a spacious 1,281 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing after a long day. With three inviting bedrooms, there is ample space for a peaceful night's sleep or a quiet home office.

Built in the 1930s, this house exudes character and history, providing a unique living experience. The property would benefit from some modernisation but has tremendous potential.

One of the standout features of this property is the off-street parking - with room for several vehicles to park in tandem and also a garage.

With electric heating, you can stay warm and cosy during the colder months, ensuring a comfortable living environment throughout the year.

Porch

8'0" x 2'9" (2.46m x 0.85m)

The porch features tiled flooring, a slightly coombed ceiling with coat hooks on the wall, and a small storage cupboard. An opaque door leads to the hallway.

Hallway

The hallway is fitted with carpet and includes an electric radiator and a light fitting. It provides access to the lounge, dining room, kitchen, and the first floor via the stairs. There is also a storage cupboard.

Lounge

12'0" x 12'4" (3.67m x 3.76m)

The lounge features a three-panel bay window and a recessed alcove with built-in units for storage and decoration. It has an electric fireplace with a mantelpiece, fitted carpet, an electric radiator, and a light fitting.

Dining Room

12'0" x 12'2" (3.67m x 3.72m)

This dining room has space for a large dining table and features carpeted flooring, a fireplace with a mantelpiece, and a three-light fitting. Double french doors lead to the conservatory.

Conservatory

10'2" x 10'7" (3.12m x 3.24m)

The first conservatory is fitted with laminate flooring. The room features surrounding units that also serve as seating areas, and it has two wall light fitting.

Kitchen

7'6" x 9'9" (2.31m x 2.98m)

The kitchen is fitted with tiled flooring and a variety of cabinets and drawers. It features a splashback above the countertops. Cooker, fridge, and washing machine. Kitchen sink with a drainer beneath a window to the rear, a bar light fitting, and an electric radiator. Door to:-

Rear Hall

Doors to WC and Conservatory. Light fitting and tiled flooring.





Guest WC

8'0" x 2'8" (2.46m x 0.82m)

The small, convenient guest WC is fitted with a WC and a wash hand basin. It features tiled flooring, a window, and a pendant light fitting.

Conservatory

7'9" x 8'6" (2.38m x 2.60m)

This conservatory is fitted with a tiled floor and has cabinets running along one wall with countertops. Surrounded by glass, it looks into the other conservatory and overlooks the rear garden. Wall light fittings.

Upper Floor

The landing is fitted with carpet. Window at the top of the stairs. Doors to all bedrooms and the bathroom. Pendant light fitting and an electric radiator.



Master Bedroom

12'5" x 12'11" (3.81m x 3.95m)

The master bedroom is fitted with carpet and features a large double window, a pendant light fitting, an electric radiator, and a cupboard. Built-in hanging and shelved storage.

Bedroom 2

12'1" x 12'4" (3.69m x 3.78m)

The double bedroom is fitted with carpet and features an electric radiator and fireplace. It includes a large double window, built-in cupboard, and pendant light fitting.

Bedroom 3

10'2" x 6'9" (3.11m x 2.07m)

The single bedroom is fitted with carpet and includes a built-in cupboard, a window, an electric radiator, and a pendant light fitting.

Bathroom

8'3" x 5'2" (2.52m x 1.60m)

Coloured suite comprising WC, bath, and a wash hand basin. Window, electric towel radiator, vanity unit, hatch for access to the attic, and pendant light fitting.

Gardens

The front garden is laid to lawn and a gravel path with steps leading from the front door to the driveway. The driveway leads to a garage situated at the end. The back garden is spacious and consists of a large area of lawn.

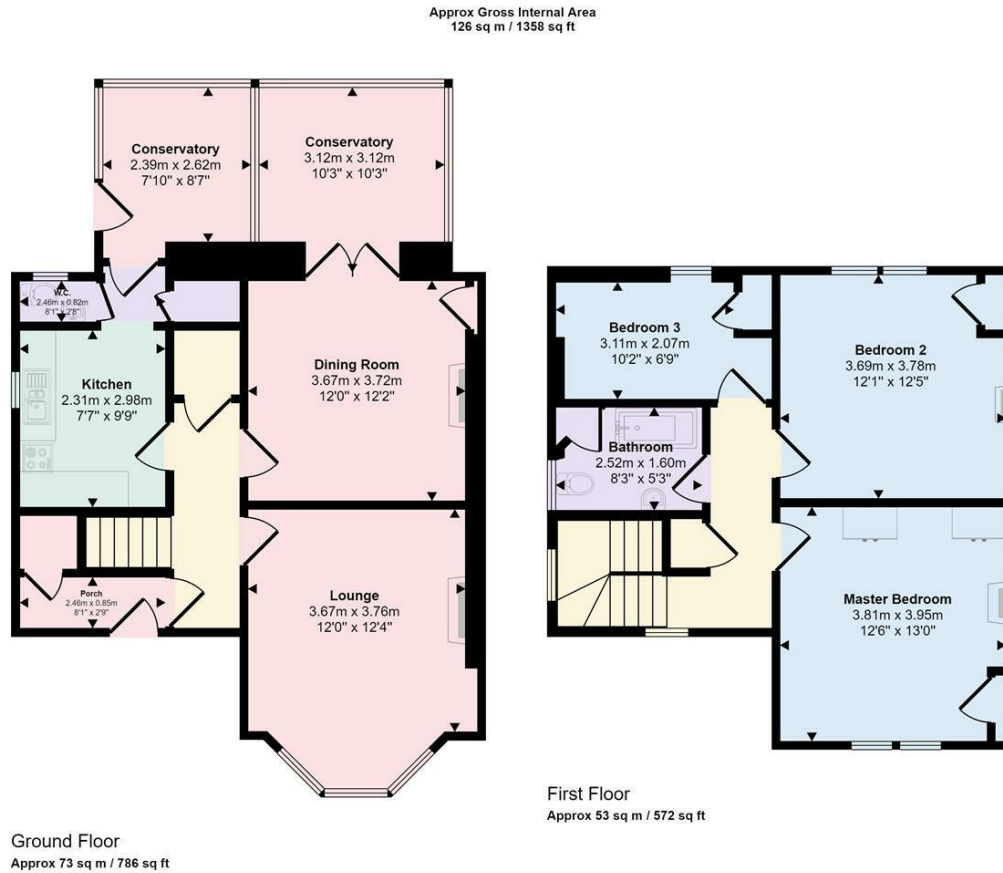
Fixtures and Fittings

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

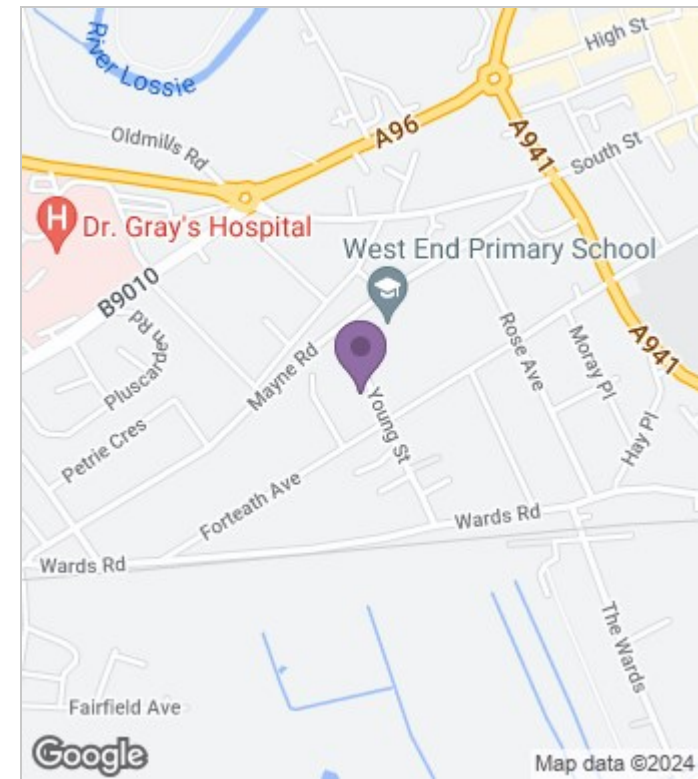
Home Report

The Home Report Valuation as at July, 2024 is £235,000, Council Tax Band D and EPI rating is F.





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		37	
(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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