



The Bungalow , Elgin, IV30 8LE
Offers Over £285,000

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Nestled in the charming location of Longhill, this stunning detached house built in 1963 and extended in 1975 offers a perfect blend of space, comfort, and character. Boasting 2 reception rooms, 4 bedrooms, and 2 bathrooms across this property provides ample room for a growing family.

One of the standout features of this property is the expansive garden grounds spanning 0.25 of an acre. Imagine spending sunny afternoons in the lush greenery, surrounded by productive fruit trees, berries, and a poly tunnel/greenhouse for the green-fingered enthusiast. Additionally, the raised vegetable beds and hen run offer a fantastic opportunity for sustainable living right in your own backyard.

If you're looking for a home that offers both indoor and outdoor living at its finest, this property in Longhill is a must-see. Don't miss out on the opportunity to make this house your dream home!



Outer Porch

The outer porch is a wonderful space for relaxing and enjoying the rural views. It is sheltered and enclosed with a wooden railing.

Inner Porch

8'4" x 7'10" (2.55m x 2.39m)

Attractive entrance to the house featuring light fitting and tiled flooring. Three-panel window with four storage cupboards located below.

Door to :-

Hallway

6'10" x 19'5" (2.1 x 5.92)

The wide hallway features wood flooring, a five-bulb light fitting, and a radiator. Staircase to the upper floor and doors off to the lounge, shower room, bedrooms 1 and 2 and the bathroom.





Lounge

15'7" x 11'2" (4.76m x 3.41m)

The L-shaped lounge, which is semi open plan to the dining area and kitchen features a multi fuel stove. Pendant light fitting (to be removed), radiator and carpet.

Dining area and fitted Kitchen

23'10" x 8'9" (7.28m x 2.67m)

Generous dining and family space with double patio doors opening onto steps which lead down to the rear garden. Ceiling light fitting (which will be removed) and carpet. The kitchen is fitted with a good range of fitted units with work surfaces and upstands and incorporates sink with mixer tap and drainer. Picture windows bring in excellent natural light. Range cooker which will remain, integral dishwasher and microwave. Fluorescent light fitting, radiator with cover and vinyl flooring. Door to :-

Rear Porch

4'8" x 8'11" (1.43m x 2.73m)

Handy rear porch with external door to the West side of the house. It currently houses the kitchen fridge and features three cupboards with work surfaces. coat hooks on the wall, and vinyl flooring.

Shower Room

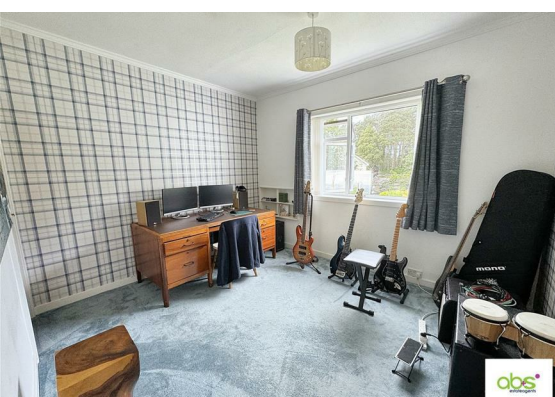
5'10" x 7'4" (1.8m x 2.25m)

The shower room features vinyl flooring and includes a corner shower cubicle with electric shower, wc and washhand basin. Window. Ladder towel radiator, and three way spotlight fitting.

Bedroom 1

13'7" x 12'1" (4.15m x 3.70m)

Bedroom 1 is a spacious room fitted with carpet and featuring a large front facing window. It also includes a fitted pendant light and a radiator.



Bedroom 2

11'8" x 10'0" (3.58m x 3.06m)

This bedroom, currently used as an office, features a large window enjoying a view over the rear garden. Pendant light fitting, carpet and radiator.

Bathroom

10'7" x 7'1" (3.23m x 2.16m)

The generous and modern bathroom features wood flooring and a large window. It includes a bath with an overhead electric shower, hand wash basin, and wc. 2 full length storage cupboards. Recessed downlights and radiator with cover.

Upper Landing

Feature staircase window and 2 mor Velux windows leads to the upper landing giving access to the walk in attic and bedrooms 3 & 4.

Attic

Standard attic space which can be accessed through a door on the landing. Currently used for storage. Fitted with pendant light.

Bedroom 4

10'0" x 9'5" (3.06m x 2.89m)

Bedroom 4 is a smaller room fitted with carpet and features an alcove with shelving and partially coombed ceiling. Rear facing window. Light fitting, radiator, and an opaque window to the landing.

Bedroom 3

11'10" x 13'9" (3.61m x 4.21m)

Bedroom 3 is generous and double aspect with rear facing picture window, large Velux, part coombed ceiling. Light fitting, carpet and radiator.



Garage

9'0" x 18'10" (2.76m x 5.75m)

The spacious garage offers plenty of room for storage and includes cupboards with countertops, as well as space for a washing machine and dryer. It also features shelving and a garage door that leads to the garden.

Garden

The Bungalow is beautifully complimented by its stunning garden which extends to approx 0.25 acres. The current owner has transformed the garden which is now a haven for garden lovers who will find :- productive Apple, Pear and Cherry trees. Abundant soft fruits including raspberries, strawberries, red, white and blackcurrants, rhubarb, and gooseberries. A polytunnel style greenhouse, sitooterie and sheds. Hen run. Roses and various herbaceous plants, Wildlife friendly hedges of hawthorn and wild rose,

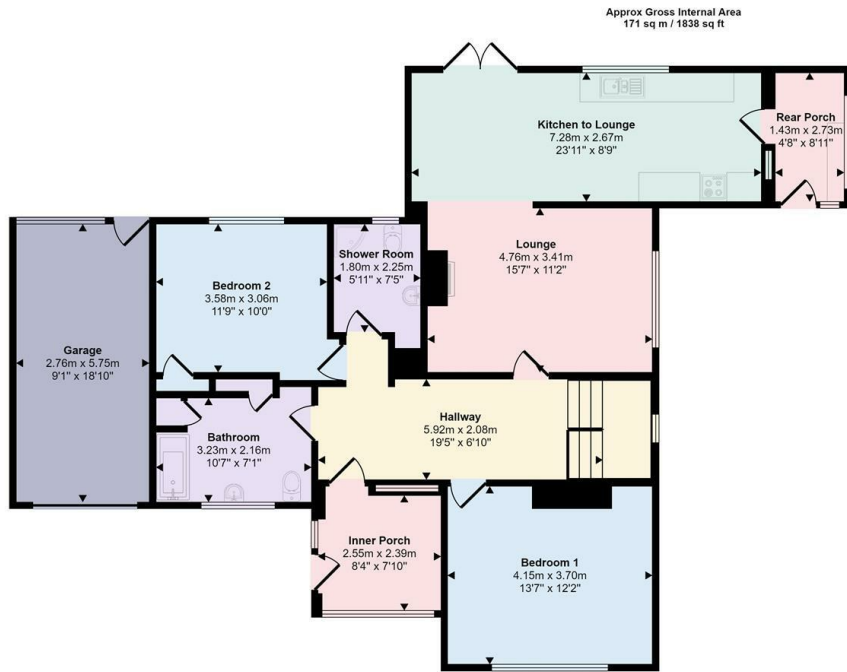
Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings (except the ones in the lounge and dining area) will be included in the sale price. The range cooker and integral dishwasher will stay. The fridge/freezer, washing machine and tumble dryer may be available separately.

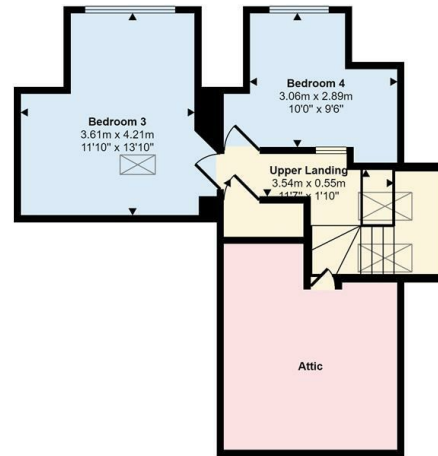
Home Report

The Home Report Valuation as at July, 2024 is £285,000, Council Tax Band D and EPI rating is F.



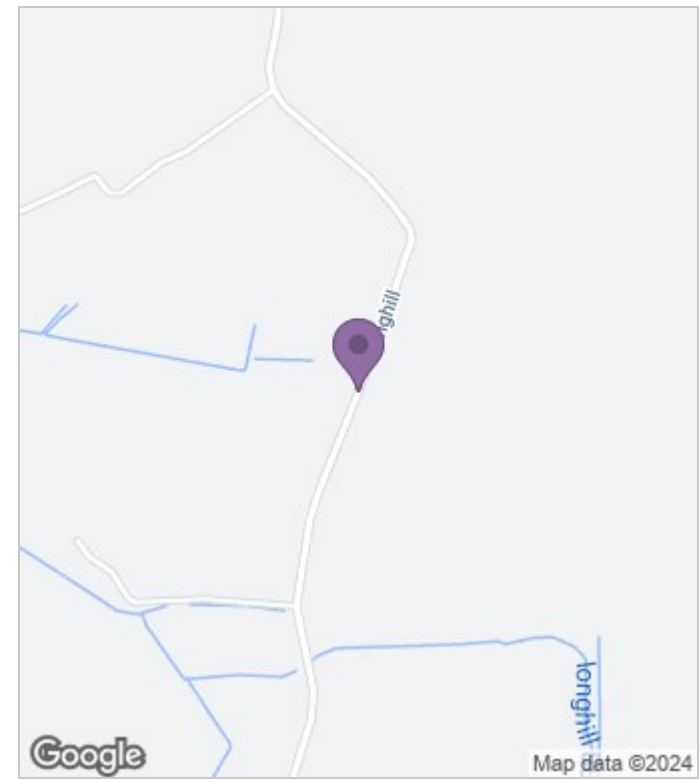


Ground Floor
Approx 123 sq m / 1325 sq ft



First Floor
Approx 48 sq m / 513 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.



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		51
(21-38) F	21	
(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.

Directions : What3Words ///struck.dispenser.fizzled

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