



Blaven Hallowood Road, Elgin, IV30 8NP

Fixed Asking Price £425,000

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estateagents

Welcome to this stunning detached house located in the picturesque area of Troves, near Elgin. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With five spacious bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space.

The property features a flexible room layout, allowing you to customise the space to suit your needs and lifestyle. The generous size garden provides a lovely outdoor area for children to play or for you to unwind in the fresh air.

Parking will never be an issue with a garage and driveway for up to four vehicles, making it convenient for both residents and guests. Stay warm and cosy during the colder months with the efficient oil central heating system. The property also features solar panels, a fantastic eco-friendly addition that not only helps the environment but also reduces energy bills.

Don't miss out on the opportunity to make this beautiful house your home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

Entrance Hallway

L-shaped hall fitted with carpet. It provides access to the lounge, kitchen diner, garage, and WC. Stairs lead to the first floor. The hall features recessed lighting and a radiator.

Lounge

14'8" x 29'5" (4.48m x 8.98m)

The lounge is fitted with carpet and offers plenty of space, perfect for relaxing. It features two large windows, one smaller window, and double patio doors that lead to the garden. A beautiful fireplace with a gorgeous mantel adds character to the room. Recessed lighting and wall-mounted lights create a warm ambience. The room is also fitted with radiators. Doors to:-

Dining Room

12'6" x 18'4" (3.82m x 5.59m)

The dining room, fitted with laminate flooring, offers ample space for a large dining table. It features both wall-mounted lights and recessed lighting, creating a warm and inviting atmosphere. A large bay window occupies one wall, providing a lovely view of the garden. The room also provides access to the kitchen diner.





Kitchen/Diner

19'3" x 15'1" (5.87m x 4.61m)

This wonderful kitchen is fitted with laminate flooring and offers a variety of kitchen cabinets and ample counter space. It includes a hob with an extractor hood above, a built-in oven, dishwasher, fridge freezer and tumble dryer. Two-bowl kitchen sink. The space is brightened by two windows and a backdoor leading to the garden. A convenient breakfast bar, recessed lighting, and a radiator complete the space. Door to:-

Utility Room

10'4" x 5'10" (3.17m x 1.78m)

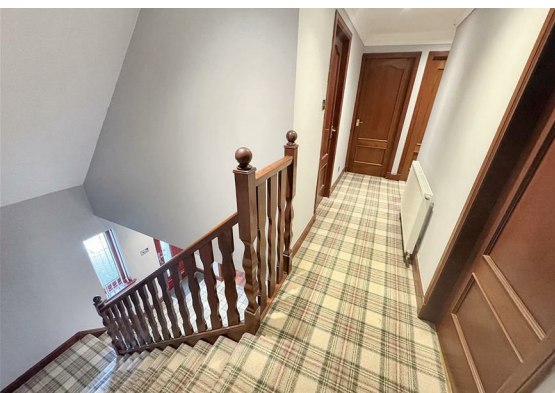
The utility room has laminate flooring and a pulley clothes dryer. It offers counter space with cabinets and a wash hand basin. A splash back runs along the wall, and there's space for a washing machine and freezer. The room also includes a small window, a vertical radiator, and recessed lighting.



WC

3'10" x 6'8" (1.18m x 2.04m)

The small WC is fitted with laminate flooring and includes a WC, hand wash basin, small radiator, window, and a dome light fitting.



Upper Landing

The carpeted L-shaped landing provides access to all bedrooms and the bathroom. It is fitted with a radiator and recessed lighting.

Master Bedroom

12'4" x 13'2" (3.78m x 4.02m)

The spacious master bedroom features laminate flooring and his-and-hers wardrobes. With a partially coomed ceiling, it includes a large window and a glass panel door leading to a balcony. Additional features include a radiator, wall-mounted lights, and recessed lighting.

Balcony

12'3" x 7'2" (3.74m x 2.19m)

The balcony offers beautiful scenic views, making it the perfect spot for relaxation. It is equipped with railings and walls on either side for added safety and privacy.

Ensuite Bathroom

10'7" x 12'6" (3.25m x 3.83m)

The gorgeous and spacious ensuite features tiled flooring and a spacious shower cubicle with a hydro massage shower, perfect for unwinding after a long day. Alternatively you could jump in to the large corner bath with jets. The partially coombed ceiling is enhanced by two windows, possibly including a skylight, allowing natural light to fill the room. Tiled walls surround the space and a wash hand basin with a vanity beneath and WC with a concealed cistern The ensuite is well-lit with wall-mounted lights and recessed lighting. A vertical towel radiator adds warmth, and a hatch offers access to the attic.

Bedroom 3

10'3" x 14'4" (3.13m x 4.37m)

This carpeted double bedroom features a built-in wardrobe and a partially coombed ceiling. A window, radiator, and dome light fitting are present.

Bedroom 5

8'11" x 12'0" (2.73m x 3.68m)

This carpeted double bedroom includes a built-in wardrobe and has a partially coombed ceiling. It also features a window, radiator, and a dome light fitting.

Bedroom 2

12'3" x 13'2" (3.75m x 4.03m)

This carpeted double bedroom includes a built-in wardrobe, desk, and shelving, along with a partially coombed ceiling. It also features a window, radiator, and a dome light fitting.

Bedroom 4

10'7" x 9'3" (3.24m x 2.82m)

This carpeted bedroom includes a storage cupboard and has a partially coombed ceiling. It also features a window, radiator, and a recessed light fitting.

Bathroom

7'6" x 7'6" (2.30m x 2.31m)

Fitted with laminate flooring, this bathroom features tiles halfway up the wall and a large opaque window. It includes a WC, bath and wash hand basin. Additional features include shelving on the walls, a radiator, recessed lighting, and an extractor fan.





Gardens

The property is set in a large plot of garden ground. It features a driveway leading up to the garage, surrounded by grass. A hedge separates the garden from the street, while fences line the sides and back of the property, providing added privacy. Lush greenery surrounds the garden, enhancing the sense of seclusion. There is a path that goes around the house, along with two paved patios and a rotary dryer.

Garage

20'2" x 17'11" (6.15m x 5.47m)
Electric up and over door, power and light.

Fixtures and Fittings

Fitted floor coverings, curtains, blinds and light fittings, fridge/freezer, oven, hob, tumble dryer and ride on lawnmower.

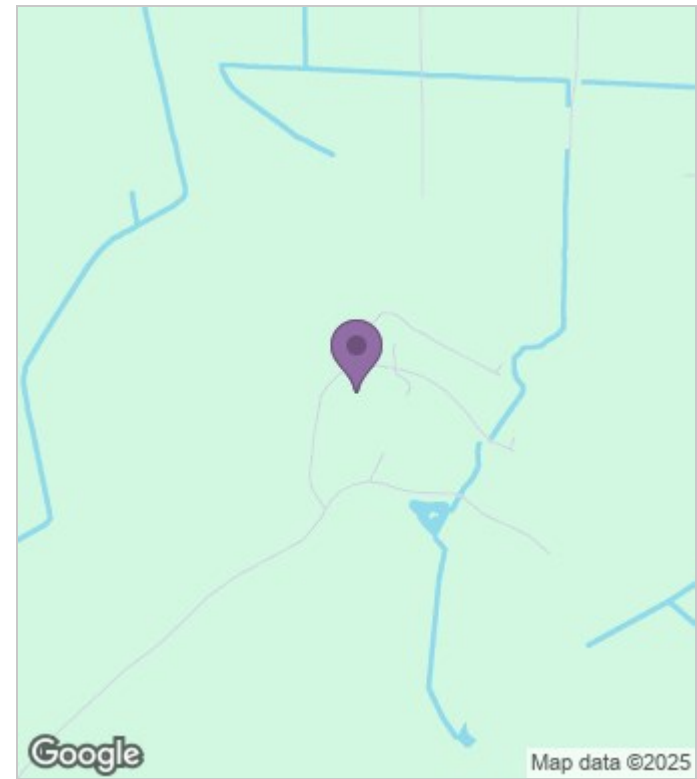
Home Report

The Home Report Valuation as at October, 2024 is £425,000, Council Tax Band F and EPI rating is C.

What3words

Every 3 metre square of the world has been given a unique combination of three words. Anyone can enter these three words into the free what3words app and tap 'Navigate' to that precise 3m square. This property's three words are polar.clip.adjuster





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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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