

# FIXED PRICE PURCHASE



**6 Gleneagles Drive, Elgin, IV30 6LP**  
**Offers Over £220,000**

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**abs+**  
estateagents







# 6 Gleneagles Drive Elgin, IV30 6LP

- Semi detached Bungalow with driveway and garden
- Highly convenient and sought after location
- Entrance Vestibule : Hallway
- 2 double Bedrooms with generous fitted wardrobes
- Gas central heating : Triple glazed windows
- Presented for sale in pristine condition throughout
- Close to Elgin Golf Club
- Lounge : Dining Kitchen
- Very stylish Shower Room

We are delighted to offer for sale this immaculate semi detached bungalow conveniently situated at the top of New Elgin, very close to the Elgin Golf Club.

Presented for sale in pristine walk-in condition and benefitting from mains gas fired central heating along with triple glazed windows, the accommodation comprises : entrance vestibule, hallway with excellent fitted storage, lounge, fitted kitchen (small space for dining), 2 double bedrooms, one with patio doors to the rear garden and shower room.

Externally, the property is complimented by a low maintenance front garden, lock block driveway with ample off street parking and generous rear garden.

An early viewing is essential to appreciate the superior quality of this property both inside and out.

Offers Over £220,000



## Entrance Vestibule

4'11" x 3'6" (1.52m x 1.09m )

Covered entrance vestibule, with ceiling light fitting, radiator and high-quality Karndean flooring. Glass panel door to :-

## Hallway

10'5" x 3'3" 3'3" (3.2 x 1. 1)

Hallway with ceiling light fitting, radiator and high quality Karndean flooring. Doors accessing the lounge, shower room, both bedrooms and attic through attic hatch. Also door to :-

## Hall Cupboard & Linen Cupboard

3'9" x 3'6" (1.16m x 1.09m )

Generous walk-in coat/broom store with light fitting and wall mounted coat hooks. In situ is a further cupboard which is shelved and fronted by sliding wooden doors, making it perfect for linen storage.

## Lounge

12'8" x 12'3" (3.87m x 3.74m )

The nicely proportioned lounge features a five arm-light fitting, ceiling coving, radiator and quality carpet. Large front-facing picture window with blinds and curtains in place. Door to :-

## Dining Kitchen

9'5" x 7'11" (2.89m x 2.42m )

The kitchen features a full range of floor and wall-mounted units in an attractive pale cream, which are complimented by wood effect work surfaces with matching splashbacks. Sink with mixer tap and drainer below front facing double window, with roller blind. Zanussi integral appliances including :- fridge/freezer, slimline dishwasher, double oven and grill plus induction hob. Cooker hood and Siemens washing machine. Spacious full-length half-shelved cupboard with space beneath. Recessed ceiling downlights, coving, radiator and vinyl flooring. Space for a small table and chairs.

## Shower Room

9'5" x 6'3" (2.89m x 1.93m )

Stylish, spacious shower room with decorative tiling to half height and subtle painted decor. Double window with blind. Large walk-in shower with glass separator, Mains shower, support rails and fitted with wet wall panelling. Vanity unit wash hand basin and WC with concealed cistern. Recessed downlights, coving, vinyl flooring and ladder radiator.







## Bedroom 1

10'0" x 11'6" (3.07m x 3.51m)

Full-sized double bedroom featuring a generous floor-to-ceiling double fitted wardrobe fronted by mirrored sliding doors. Ceiling light fitting, coving, radiator and quality carpet. Featuring patio doors, with full-length curtains and vertical blinds to the rear garden.

## Bedroom 2

9'10" x 11'5" (3.01m x 3.50m)

Second full-sized double bedroom, again featuring a generous floor-to-ceiling double fitted wardrobe fronted by mirrored sliding doors. Window to rear with curtains. Ceiling light fitting, coving, radiator and quality carpet.

## Garden

The property is beautifully enhanced by a neat front garden with driveway (useful outside water tap) and generous, private and enclosed rear garden. Interested parties might note that there is ample room to extend the property, if needed, and/or the addition of a garage (subject to planning consents, of course).

The front garden is laid to artificial lawn, paving slabs and shrub border. The rear garden is fully enclosed and extremely private. It is laid to lawn with central pathway and shrub border. Generous patio area next to the house and a timber shed.

The front timber facade has also been enhanced with attractive UPVC timber effect cladding thereby reducing the level of external maintenance required.

## 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 and the washing machine, as previously mentioned.

## Home Report

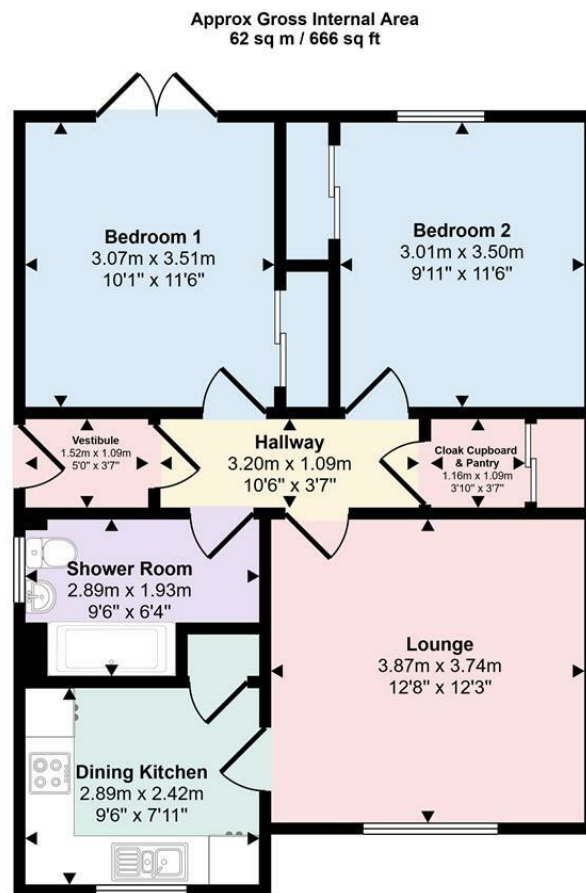
The Home Report Valuation as at October 2024 is £220,000, Council Tax Band D and EPI rating is C.











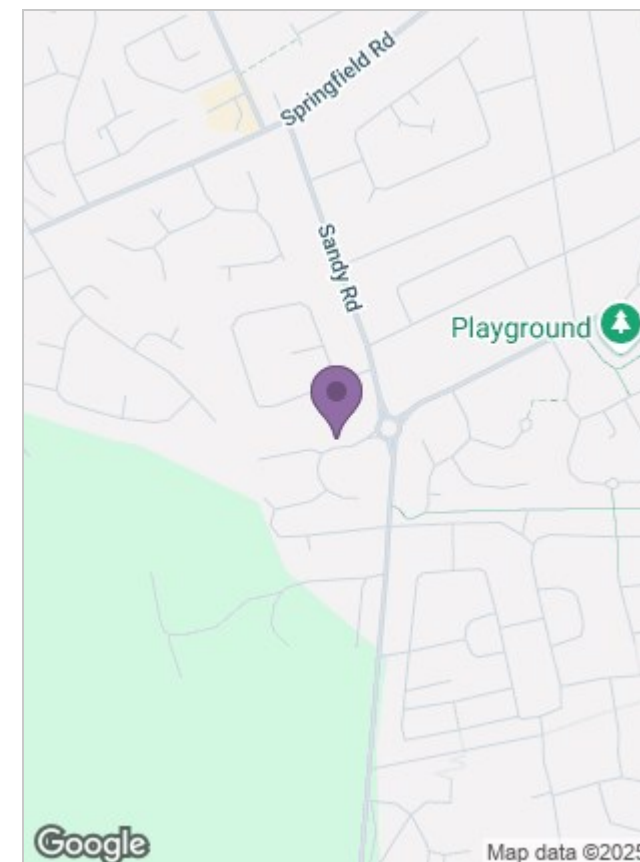
Floorplan

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.

## Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	73	86
	EU Directive 2002/91/EC	