



12 Jock Glass Courtyard, Elgin, IV30 4GA

Fixed Asking Price £185,000

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estateagents

£5,000 UNDER HOME REPORT VALUATION

Modern end-terraced house situated on a corner plot in a quiet residential, semi-rural location with countryside and woodlands nearby, yet only a short drive from the centre of Elgin. Accommodation is set over two floors and comprises:- Entrance Hallway, Shower Room, downstairs Bedroom with fitted wardrobe, generous Lounge with patio doors, fitted Kitchen with dining area off and door opening out to the rear garden. On the upper floor is the master bedroom, which features an en-suite bathroom and double wardrobes, as well as a second guest bedroom with a double wardrobe. Externally, there is a low-maintenance garden, a designated parking space and a visitors' bay.

Entrance Hall

Doors to Lounge, Shower Room and Bedroom 2. Staircase to upper floor. Storage cupboard.

Lounge

17'10" x 10'10" (5.44m x 3.31m)

French door to the front of the property fitted with voiles and curtains. Window to the side with blinds. Two pendant lights, a smoke detector and a radiator. Door to:-

Kitchen Diner

17'9" x 7'4" (5.43m x 2.24m)

Base and wall-mounted units with beech worksurface fitted over. Integrated electric oven with gas hob. One-and-a-half bowl sink and drainer beneath a window with blinds overlooking the rear garden. In the dining area is a door and a window to the rear. Space for dining table and chairs. Two triple light fittings, heat detector and radiator.

Bedroom 2

8'8" x 11'7" (2.66m x 3.55m)

Double Bedroom with window to the rear fitted with curtains. Built-in wardrobe. Radiator and light fitting.

Shower Room

5'3" x 6'5" (1.61m x 1.98m)

Downstairs Shower Room fitted with a three-piece white suite comprising WC, wash hand basin and corner shower cubicle. Opaque window to the front with blinds. Pendant light and radiator.





Upper Floor

Carpeted staircase with velux window at the half landing. Built-in storage with mirrored sliding doors. Doors to the Master Bedroom and Bedroom 3. Light fitting and smoke detector.

Master Bedroom

9'8" x 9'7" (2.96m x 2.93m)

Double Bedroom with Velux window and window to the rear fitted with curtains, permitting plenty of natural light. Two built-in wardrobes with mirrored sliding doors. Pendant light and radiator. Door to:-

Ensuite Bathroom

4'9" x 10'2" (1.45m x 3.11m)

Spacious Bathroom fitted with three-piece white suite comprising bath, WC with concealed cistern and wash hand basin set in vanity unit. Opaque window to the side. Radiator, pendant light and extractor fan.

Bedroom 3

8'9" x 10'0" (2.68m x 3.06m)

Double Bedroom with Velux window to the rear. Two built-in wardrobes with mirrored sliding doors. Pendant light and radiator.

Outside

The garden to the rear has an attractive woodland backdrop and is bounded by a wooden fence. Paved patio. A paved path leads from the rear garden around the side to the front of the property. NB number 11 has a right of access around the property for wheelie bins etc.

Parking

A path edged with lawn leads to the front door. Allocated parking space. Plus, there is additional visitor parking.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integrated oven and hob.

Home Report

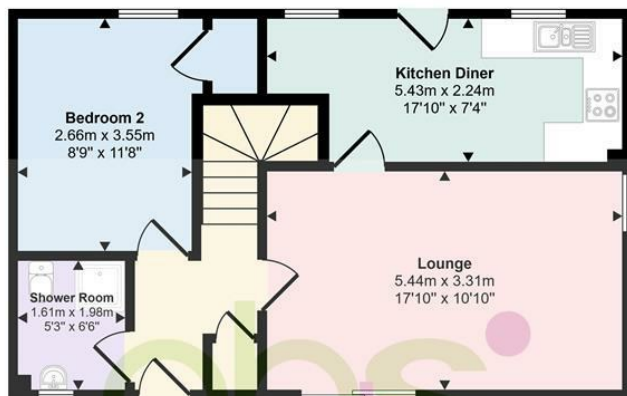
The Home Report Valuation as of January 2025 is £190,000, Council Tax Band D and EPI rating is C. £30 per month to First Port for maintenance of the common grounds.

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 chips.fast.slips



Approx Gross Internal Area
88 sq m / 949 sq ft



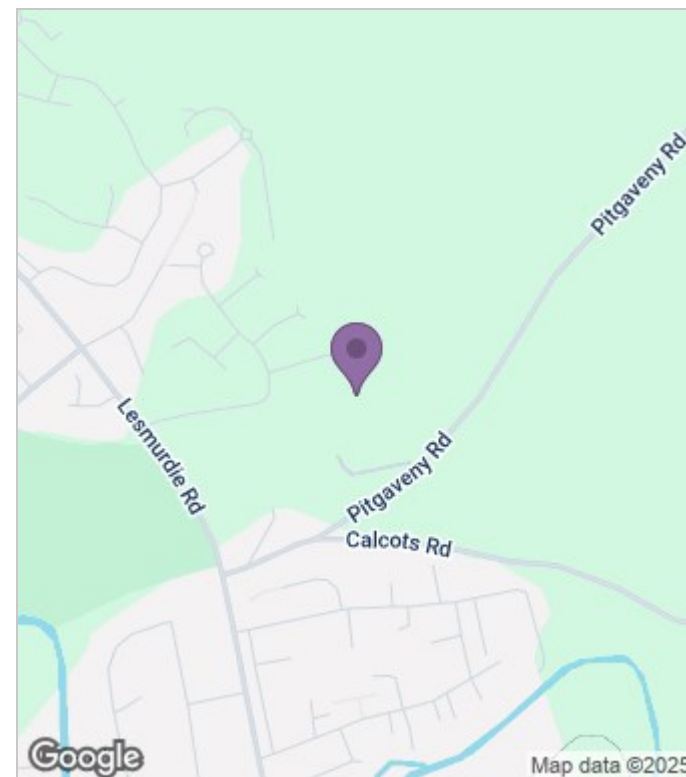
Ground Floor
Approx 53 sq m / 569 sq ft



First Floor
Approx 35 sq m / 380 sq ft

Denotes head height below 1.5m

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		89
(69-80) C	78	
(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.