



St Marnans 62 Bruceland Road, Elgin, IV30 1SP
Offers Over £270,000

 4  2  2  E

abs
estateagents

We are delighted to bring to the market, St Marnans, Bruceland Road in the much sought-after West End of Elgin, ideally placed for Dr Gray's Hospital and the highly respected West End Primary School. With gas-fired central heating and sealed unit double glazing, St Marnans enjoys an elevated situation and offers generous and versatile accommodation on the ground floor comprising - Porch, Hallway, Lounge, Sun Room, Kitchen, Bathroom and 2 large downstairs Bedrooms, one with an ensuite Shower Room. Upstairs, there are a further 2 bedrooms and guest WC. Externally there are mature and well-maintained gardens, a driveway and garage.

Porch

3'10" x 3'3" (1.18 x 1.01)

A hardwood front door with a fanlight leads to the porch. Coat hooks. Glass panel door to:-

Hallway

Doors to Lounge, Kitchen, Master Bedroom, Bedroom 2 and Bathroom. Staircase to upper floor. Cupboard. Pendant light, radiator and smoke detector.

Lounge

13'10" x 15'2" (4.23m x 4.63m)

Bay window to the front fitted with vertical blinds and curtains. Fireplace with electric fire in situ, marble surround and hearth and wooden mantelpiece. Radiator, pendant light and two wall lights. Door to:-

Conservatory

9'0" x 14'9" (2.76m x 4.51m)

Windows to the front and side fitted with blinds. Door to rear garden. Radiator. Glass panel doors to Lounge and Kitchen.

Kitchen

9'1" x 12'3" (2.78m x 3.74m)

Fitted with a range of wood-fronted base and wall-mounted units. Spaces for fridge freezer, washing machine and dishwasher. Integrated oven and hob. Heat detector, light fitting and radiator. Stainless steel sink and drainer beneath a window overlooking the rear garden.

Bathroom

6'5" x 7'0" (1.96m x 2.15m)

Corner bath with electric shower fitted over and shower curtain. WC and wash hand basin. Towel rail radiator, extractor, light fitting and medicine cabinet.

Bedroom 2

11'3" x 12'2" (3.44m x 3.73m)

Good-sized double Bedroom with twin windows to the rear fitted with curtains. Recessed alcove with cupboard below. Pendant light and radiator.





Master Bedroom

12'11" x 15'5" (3.94m x 4.70m)

Bay window to the front with curtains. Radiator and light fitting. Door to:-



Ensuite Shower Room

3'7" x 6'11" (1.10m x 2.11m)

Wetroom with wet wall fitted, electric shower, wash hand basin and WC. Wall heater, extractor and ceiling light.

Upper Landing

A carpeted staircase with a window at the half landing leads to the upper floor. Light fitting and smoke detector.



Bedroom 3

8'11" x 11'0" (2.72m x 3.37m)

Bedroom with dormer window to the front fitted with curtains. Built-in wardrobe with mirrored sliding doors. Built-in cupboard. Radiator and light fitting.

Bedroom 4

10'5" x 8'6" (3.19m x 2.60m)

Bedroom with dormer window to the front fitted with curtains. Light fitting and radiator.



WC

7'8" x 4'1" (2.34m x 1.27m)

Fitted with WC and wash hand basin. Coombed ceiling with velux window. Radiator and ceiling light. Door to eaves storage.

Outside

The garden to the front is mainly laid itolawn with some shrubs and trees. Driveway with parking for two cars leading to the garage. Paved path to the front door and round the side of the property.

The garden to the rear is bounded by a wooden fence and has an area of lawn with shrub borders. A raised decking area with a gazebo is ideal for entertaining in the warmer months. Shed. Rotary dryer.

Garage

Single garage with up and over door at the front and window at the rear.

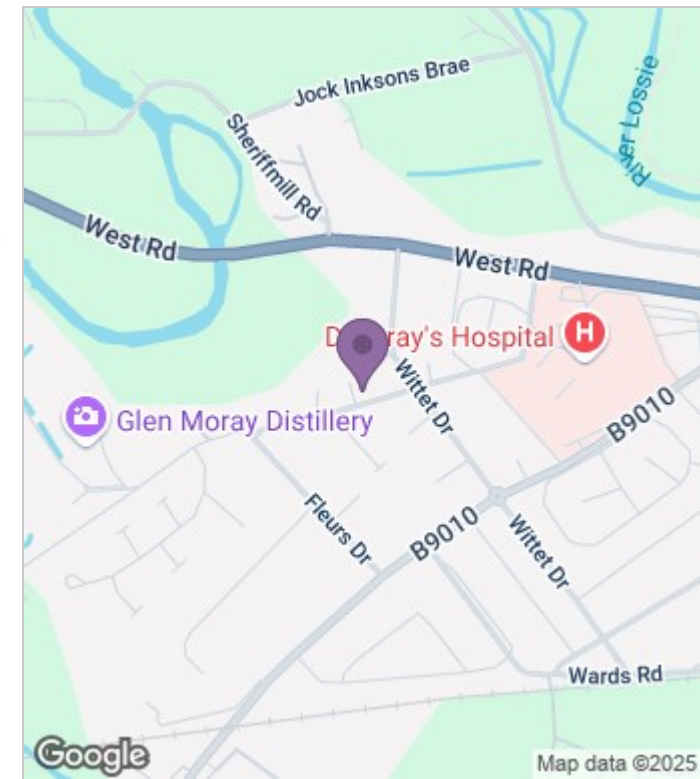
Fixtures and Fittings

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 March 2025 is £270,000, Council Tax Band E and EPI rating is E.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.