



10 Bruceland Road, Elgin, IV30 1SF
Offers Over £145,000

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estateagents

"Welcome to this charming 1930s bungalow located on Bruceland Road in Elgin. This traditional mid-terraced property boasts a sought-after location near Dr. Gray's Hospital, making it an ideal spot for those looking for convenience and accessibility.

The property features an attractive lounge, modern kitchen, two bedrooms, and a bathroom. Extending to a total of 635 sq ft, this home provides a comfortable living space that is easy to maintain.

Externally, there is a low-maintenance garden with off-road parking at the front, as well as a large garage/workshop with a utility area that adds extra value to this home, providing storage space or a place for DIY projects.

Situated in the desirable West End of Elgin, this bungalow offers a blend of traditional charm and modern convenience, and an early viewing is certainly recommended."

Entrance Hall

3'5" x 3'6" (1.05 x 1.07)

Front entrance to the property with ceiling light and carpet. Doors to bedroom 2 and the lounge.

Bedroom 2

9'1" max x 11'0" max (2.77 max x 3.36 max)

Front facing bedroom. Ceiling light fitting, radiator and carpet.

Lounge

12'6" x 15'3" (3.82 x 4.67)

Nicely proportioned Lounge with fireplace (Baxi Boiler fitted behind) on angled wall. Front facing picture window with radiator below. Central ceiling light fitting and 3 matching wall lights plus carpet.





Inner Hall
29'6" x 8'4" (09 x 2.55)

Bedroom 1
9'2" x 11'7" (2.81 x 3.55)
Double rear facing bedroom with double wardrobe fronted by sliding mirrored doors. Ceiling light fitting, radiator and carpet.

Bathroom
7'3" x 5'6" (2.21 x 1.69)
Bathroom with 3 piece suite comprising corner bath with electric shower fitted over, wc and wash hand basin. Velux light tunnel bringing in natural light. Fitted mirror and cabinet. Generous half height storage cupboard. Light fitting, Xpelair, radiator and vinyl flooring.



Kitchen
10'7" x 9'1" (3.25 x 2.77)
Neat, modern and well presented kitchen which is double aspect and with part glazed door gives great natural light. Good range of fitted units with coordinating work surfaces and splashback tiling. Breakfast bar area. Great larder cupboard with 2 sliding doors. Triple ceiling spotlight, radiator and vinyl flooring.



Garage / Workshop with Utility
12'2" x 22'11" (3.72 x 7)
Excellent addition to the property is this large garage with electronic up and over door along with a fitted utility area to one end with large window bringing good natural light and ample space for the usual appliances. Also wall mounted panel heater.

Fixtures and Fittings
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the gas hob, oven and extractor hood plus slimline dishwasher.

Home Report
The Home Report Valuation as at July, 2024 is £145,000, Council Tax Band B and EPI rating is E.



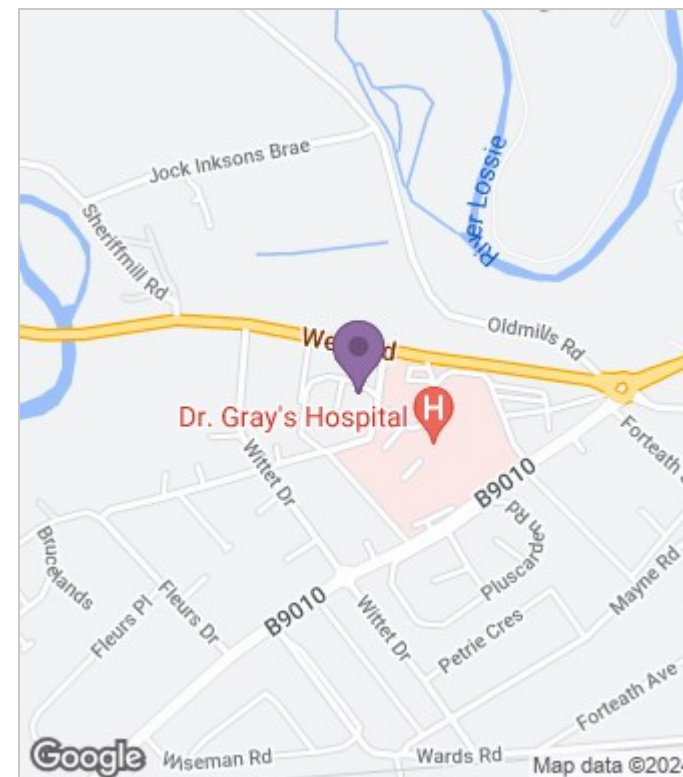
Approx Gross Internal Area
85 sq m / 915 sq ft



Floorplan
Approx 59 sq m / 634 sq ft

Garage / Utility
Approx 26 sq m / 280 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 | | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | |
| (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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