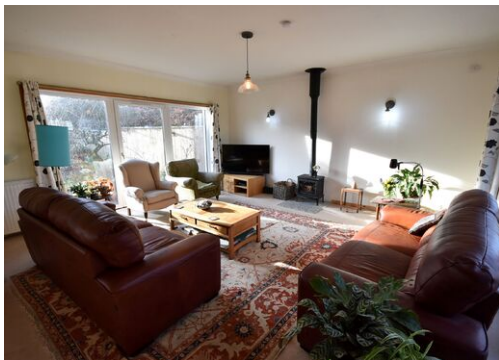
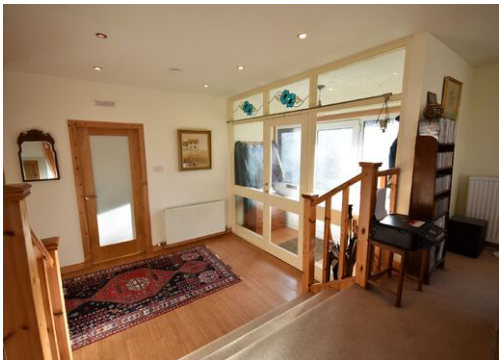


1 Manse Court,

Elgin,

IV30 1NS



**Fixed Price £350,000**

Benefitting from a private location in the sought after West End area of Elgin is this spacious and Extended 4 Bedroom Detached House. The property benefits from 3 Reception Rooms, a good-sized Driveway with Double Garage.

The property is within walking distance of West End Primary School, Dr. Grays Hospital and Elgin High Street.

### **Features**

4 Bedroom Detached House

3 Reception Rooms

West End location in Elgin

Generous sized Driveway

Double Garage

Double Glazing

Gas Central Heating with modern Worcester gas boiler

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Accommodation comprises an Entrance Vestibule, open plan Hallway, Lounge with wood burning stove, Dining Room, Kitchen, Sitting Room with wood burning stove, Utility Room and a Ground Floor Shower Room. The 1st floor comprises 4 Double Bedrooms and a Shower Room.

Entrance Vestibule – 9'9" (2.96) x 3'4" (1.01)

Ceiling light fitting

Coat hook rail

Meter cupboard

Hallway

An open plan design hallway to the lounge area

Recessed ceiling lighting

Double radiator

Under-stairs storage cupboard

Wood flooring

A short flight of steps leads up to the Lounge area

Lounge – 17'8" (5.38) x 17'9" (5.41)

A bright and spacious room comprising a ceiling light fitting

2 wall mounted light fittings either side of the wood burning stove

Double glazed windows and sliding patio doors to the front and rear of the room

2 double radiators

Stairs lead to the 1st floor landing

Fitted carpet

Dining Room – 14'7" (4.44) x 12'4" (3.76)

Coved ceiling with light fitting

Double glazed window to the front

Double and a single radiator

Laminate flooring

A door leads through to the Kitchen.

Kitchen – 15'9" x 8'10" (2.69)

Coved ceiling with recessed ceiling lighting

Double glazed window to the rear

Double radiator

A range of wall mounted cupboards with under unit lighting, display cabinet with internal lighting and fitted base units

1 ½ style sink with drainer unit and mixer tap

Integrated gas hob with overhead extractor hood, electric double oven and dishwasher

Space to accommodate an American style fridge/freezer

Tile effect flooring

Doors lead back into the main Hallway and to the Sitting Room

Sitting Room – 20'9" (6.32) max into door recess reducing to 18'2" (5.54) X 13'1" (3.98) plus door recess reducing to 8'4" (2.54)

Featuring a high ceiling with 3 double glazed remotely operated Velux windows

Double glazed windows to the rear with double doors and a separate single door to the side lead out to the garden

A wood burning stove

Tile effect flooring

Utility Room – 14'11" (4.55) x 6'4" (1.92)

Strip light ceiling fitting

Double glazed window to the rear

Fitted base unit with single sink and drainer unit

Space to accommodate a washing machine and chest freezer

A modern Worcester gas boiler is located to one corner

Tiled flooring

A double glazed frosted door leads out to the garden

Ground Floor Shower Room – 10'11" (3.32) x 6' (1.83)

Recessed ceiling lighting

A tall heated chrome style towel rail

A double walk-in design shower enclosure with a mains twin head shower and wet wall finish within

Fitted vanity unit with cupboard and drawer space with recessed wash basin, mirror with overhead lighting and a press flush W.C with concealed cistern

Tiled flooring

1st Floor Accommodation

Landing

Pendant light fitting

Loft access hatch

Built-in airing cupboard housing the hot water tank

Fitted carpet

Bedroom One – 12'6" (3.81) x 11'8" (3.55) plus wardrobe space

Ceiling light fitting

Double glazed window to the front

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom Two – 12'6" (3.81) x 10'5" (3.17) plus wardrobe space

Pendant light fitting

Double glazed window to the rear

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom Three – 11'5" (3.47) x 8'3" (2.51) plus door recess and wardrobe space  
Ceiling light fitting  
Double glazed window to the rear  
Single radiator  
Built-in triple mirrored wardrobe with sliding mirrored doors  
Fitted carpet

Bedroom Four – 11'5" (3.47) x 9'4" (2.84) plus wardrobe space and door recess  
Pendant light fitting  
Double glazed window to the front  
Single radiator  
Built-in double wardrobe with sliding mirrored doors  
Fitted carpet

Shower Room – 7'10" (2.38) max x 8' (2.44) max into door recess  
Recessed ceiling lighting  
Double glazed window to the side  
Heated tall chrome rail  
Double shower cubicle with mains twin head shower and tiled walls within  
Pedestal wash basin and press flush W.C  
Half height tiled walls  
Tiled flooring

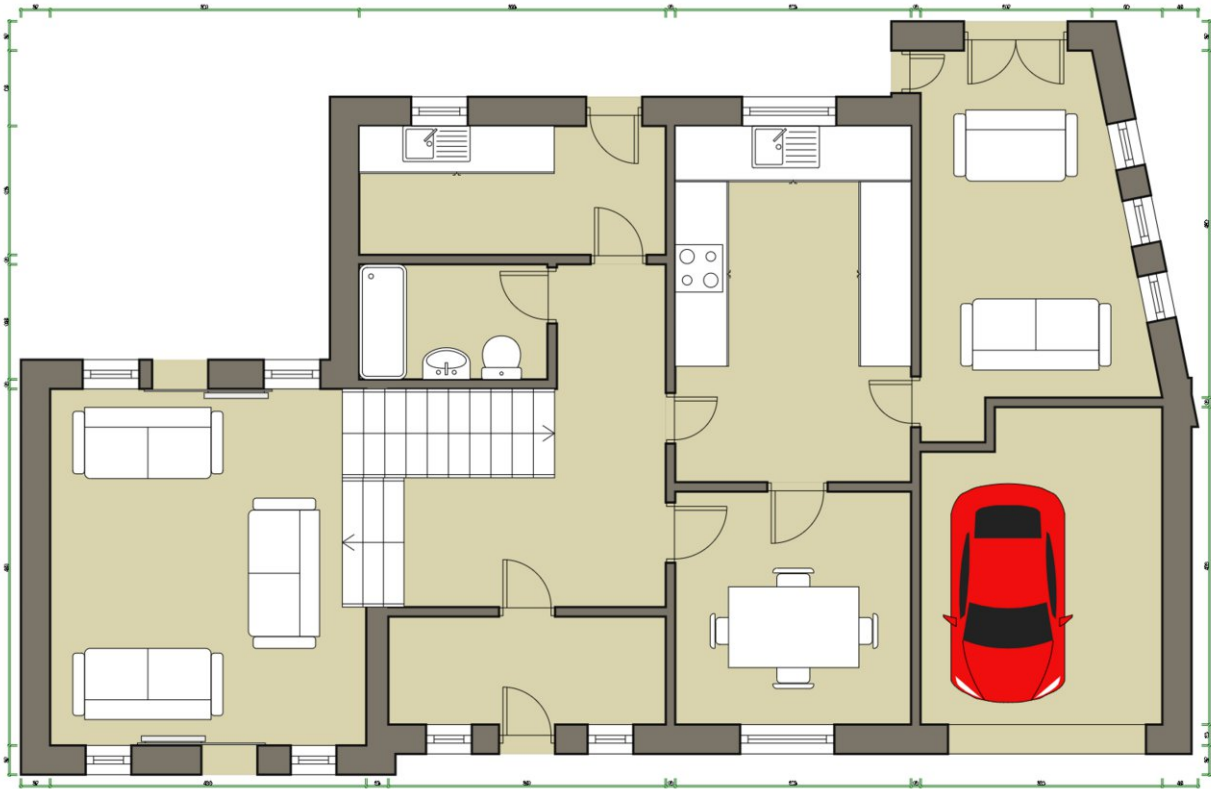
Rear Garden  
The rear garden is partly laid to lawn and continues to a spacious paved seating area  
Outside garden tap and outside double power point  
Wood log store  
A side gate leads round to the front garden and driveway area

Front Garden  
A southerly facing front garden which is partly laid to lawn with flowerbed features

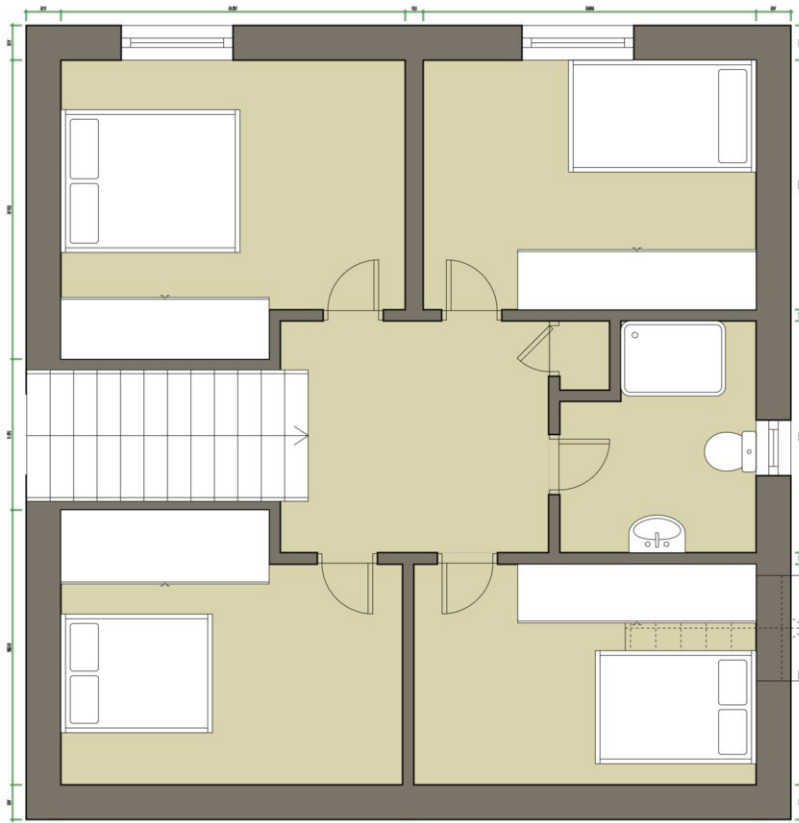
Driveway and Garage  
A generous sized driveway providing parking for 3-4 vehicles, and this leads to a double garage which is fitted with power, lighting, cold water tap, and an electric operated door. The garage measures internally 17'1" (5.20) max x 15'11" (4.85).

Note 1  
All light fittings, curtains & fitted blinds & floor coverings are to remain.

# Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.



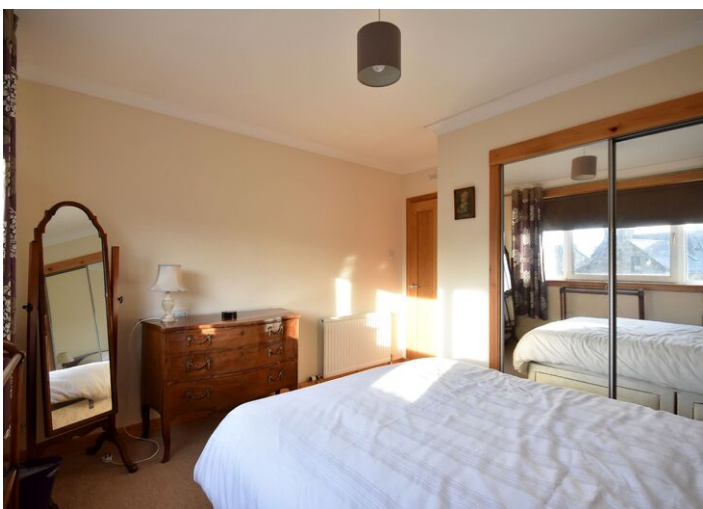




















## Energy Performance Rate

## Council Tax Band

Currently F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.