

St. Ronans
Pansport Road
Elgin
Morayshire
IV30 1HE



Offers Over £205,000

Located within walking distance of Elgin town centre and the Cathedral is this 4 Bedroom Detached Family Home. The property offers deceptively spacious accommodation and benefits from its own driveway and Detached Garage at the rear.

Features

4 Bedroom Detached House

Spacious Detached Garage at the rear

Walking distance to Elgin High Street

Rear Garden

Gas Central Heating



Located within walking distance of Elgin town centre and the Cathedral is this 4 Bedroom Detached Family Home. The property offers deceptively spacious accommodation and benefits from its own driveway and Detached Garage at the rear.

Accommodation comprises a Conservatory Entrance, Lounge, Hallway, Kitchen, 2 Ground Floor Double Bedrooms and a Ground Floor Bathroom. The 1st floor comprises a Landing, 2 further Bedrooms and a Study / Box Room

Entrance to the property is via a front entrance door leading directly into the conservatory

Conservatory – 16'2" (4.93) x 8'1" (2.46)
Polycarbonate roof with ceiling blinds
Double glazed windows to the front and sides
2 wall mounted lights
Double radiator
Fitted carpet

Double doors lead directly into the lounge and a separate door leads into the Hallway

Lounge – 13' (3.96) x 13'3" (4.03)
Coved ceiling with ceiling light fitting
2 double radiators
Double glazed double doors are to the front which lead into the conservatory
Fireplace surround with tiled hearth which is panelled off
Recessed shelved alcove
Fitted carpet

Hallway

The initial part of the hallway comprises a coved ceiling with pendant light fitting
Single radiator fitted carpet
Doors lead to the Lounge, Ground Floor Bedroom One and into the remainder of the Hallway

The remainder of the hallway continues with a strip light ceiling fitting and a pendant light fitting
A carpeted staircase leads up to the 1st floor landing with a built-in under-stairs storage cupboard
Double radiator
Fitted carpet

Doors lead to the Kitchen, 2nd Ground Floor Bedroom and the Bathroom

Kitchen – 15'4" (4.67) x 9'11" (3.02)
2 ceiling light fittings
2 double glazed windows to the rear and one to side
Double radiator
Wall mounted cupboards and fitted base units
Integrated electric hob, overhead extractor unit and electric oven
Single sink with drainer unit and mixer tap
Space to accommodate a fridge/freezer and washing machine
Ample space to accommodate a dining/breakfast table
Vinyl flooring
A side entrance door leads out to the garden

Ground Floor Bathroom - 10'2" (3.10) max into window recess x 8'7" (2.61)

Pendant light fitting

Single glazed sash style window to the rear with secondary glazing

Single radiator

Bath with electric shower, shower curtain and rail

Pedestal wash basin, bidet and W.C

Vinyl flooring

Ground Floor Bedroom One – 12' (3.66) x 13'2" (4.01)

Coved ceiling with pendant light fitting

Single glazed sash styled window with secondary glazing to the front

Double radiator

Recessed alcove

Fitted carpet

An interconnecting door gives direct access into the adjoining ground floor bedroom

Ground Floor Bedroom Two – 12'3" (3.73) x 10'7" (3.22)

Coved ceiling with pendant light fitting

Single glazed sash styled window with secondary glazing to the rear

Double radiator

Fitted carpet

A door leads into the hallway

1st Floor Accommodation

Landing

Wall mounted light fitting

Single glazed skylight window

Single radiator

Built-in storage cupboard

Fitted carpet

Bedroom Three – 14'3" (4.43) max into the coombe and window recess reducing to 12'1" (3.68) in coombe x 12'9" (3.88)

Pendant light fitting

Single glazed window with secondary glazing to the front

Double radiator

The 2 beds and shelving are to remain

Fitted carpet

Bedroom Four - 14'3" (4.43) max into the coombe and window recess reducing to 12'1" (3.68) in coombe x 8'7" (2.61)

Ceiling light fitting

Single glazed window with secondary glazing to the front

Double radiator

The single bed and wardrobe are to remain

Fitted carpet

Box Room / Study – 9'3" (2.81) 8'6" (2.59) max into coombe

Wall mounted light fitting

Double glazed Velux window to the front

Fitted shelving

Fitted carpet

Garden

The garden commences with a seating area with the remainder laid to lawn

There is a greenhouse to one side and a side entrance gate and path which gives access to the front of the property

Double gates at the rear give access to the driveway parking area and garage

Driveway and Garage (garage measures

The property benefits from its own driveway and a roomy detached timber-built garage which features a high ceiling height with an attached storage shed (measuring 10'4" (3.15) x 9'2" (2.79) max. The shed has lighting, some storage units and shelf units which are to remain

The garage features a concrete floor and is fitted with strip lighting and power with doors to the front which fold back, the height of the garage is 11'9" (3.57) max.

Note 1

All light fittings, curtains, fitted blinds, floor coverings and bedroom furniture are to remain.

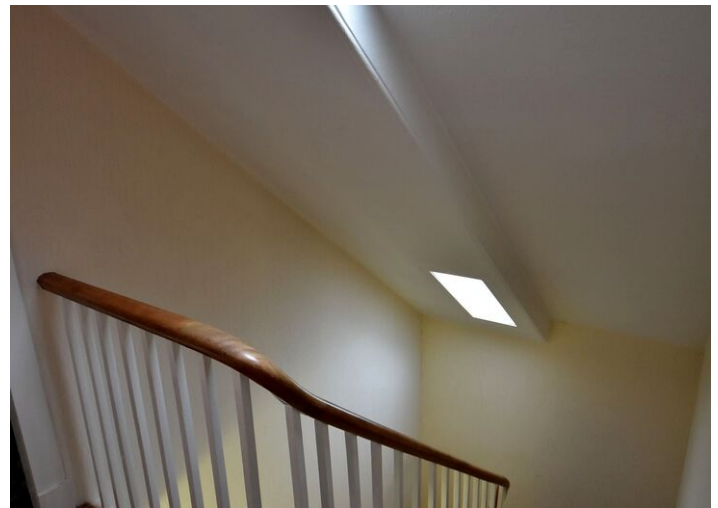
Energy Performance Rate

Council Tax Band

Currently D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<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.