

34 West Covesea Road
Elgin
Morayshire
IV30 5QF



Offers Over £305,000

4 Bedroom Detached Family Home situated on a Corner Plot Position with a Sunny Rear Garden featuring a timber-built Summer House.

Accommodation comprises a Hallway, Ground Floor W.C Cloakroom, Lounge, Kitchen / Dine and a Utility Room. The

Features

4 Double Bedrooms

En-Suites to Bedrooms 1 & 2

Timber Built Summer House

Double Glazing

Gas Central Heating



4 Bedroom Detached Family Home situated on a Corner Plot Position with a Sunny Rear Garden featuring a timber-built Summer House.

Accommodation comprises a Hallway, Ground Floor W.C Cloakroom, Lounge, Kitchen / Diner and a Utility Room. The 1st floor comprises a Master Bedroom with En-Suite Shower Room, Bedroom 2 with En-Suite Shower Room, 2 further Double Bedrooms and a Bathroom.

Entrance to the Property is via a front entrance door with a double glazed window & panel window which leads in to the Hallway

Hallway

2 ceiling light fittings

Single radiator

A carpeted staircase leads up to the First Floor Landing

Built-in under stair storage cupboard

Light grey wood effect flooring which runs through the Hallway, Kitchen & Ground Floor Cloakroom

Ground Floor Cloakroom

Ceiling light fitting

Double glazed frosted window to the side aspect

Single radiator

Floating design wash basin with splashback tiling

Press flush WC

Light grey wood effect flooring

Lounge: 16'1" x 10'7" (4.9 x 3.22)

2 ceiling light fittings

Double glazed double doors to the rear with panel windows to each side which looks out on the Garden

Double radiator

Fitted carpet

Kitchen / Diner: 23'1" x 9' (7.03 x 2.74)

Ceiling light fitting

Double glazed window to the side aspect

Range of fitted base units with solid worktops & a 1 ½ style sink with drainer unit & mixer tap

Integrated dishwasher, electric NEFF oven, fridge freezer, gas hob with overhead extractor hood

Part of the work surface forms a breakfast bar seating area

Continuing with the Dining Area which comprises a ceiling light fitting

Double radiator

Space to accommodate a dining table

Light grey wood effect flooring

A door leads to the Utility Room

Utility Room

Ceiling light fitting

Double glazed window to the side aspect

Single radiator

Fitted base units with space to accommodate a washing machine & a tumble dryer

Single sink with drainer unit & mixer tap
Light grey wood effect flooring
A rear door with a double glazed window leads out to the Garden

First Floor Accommodation

A carpeted staircase with a feature light fitting above the staircase leads up to the landing.

Landing
Ceiling light fitting
Loft access hatch leads to a partially floored loft space fitted with lighting and power
Single radiator
Built-in cupboard which houses the hot water tank
Built-in shelved cupboard
Fitted carpet

Bedroom 1 with En-Suite: 14'3" maximum plus wardrobe space reducing to 12'10" x 8'11" (4.34 reducing to 3.91x 2.72)
Ceiling light fitting
2 double glazed windows to the front aspect
Single radiator
Fitted wardrobe with sliding doors
Fitted carpet

A door leads in to the En-Suite Shower Room

En-Suite Shower Room
Ceiling light fitting
Double glazed frosted window to the side aspect
Single radiator
3 piece suite with a shower cubicle enclosure with a mains shower & tiled walls within
Tile affect flooring

Bedroom 2 with En-Suite: 10'1" x 9'6" plus wardrobe space reducing to 8'9" (3.07 x 2.89 reducing to 2.66)
Ceiling light fitting
Double glazed window to the rear aspect
Single radiator
Built-in wardrobe with sliding mirrored doors
Fitted carpet

A door leads to the En-Suite Shower Room

En-Suite Shower Room
Ceiling light fitting
Double glazed frosted window to the side aspect
Single radiator
3 piece suite with a shower cubicle enclosure with a mains shower & tiled walls within
Tile affect flooring

Bedroom 3: 11'1" x 8'8" (3.37 x 2.64)
Ceiling light fitting

Double glazed window to the rear aspect
Single radiator
Fitted carpet

Bedroom 4: 13' in to door recess reducing to 10' x 8'9" (3.96 reducing to 3.04 x 2.66)
Ceiling light fitting
Double glazed window to the front aspect
Single radiator
Fitted carpet

Bathroom: 7'6" maximum x 7'5" maximum (2.28 x 2.25)
Ceiling light fitting
Double glazed frosted window to the rear aspect
Single radiator
3 piece suite with a fitted bath with shower screen, mixer tap, hand shower fitting & tiled walls to the bath area
Tile affect flooring

Outside Accommodation

Garden

The property benefits from a sunny rear garden which is mostly laid to lawn with a paved seating area and flowerbed border

The garden area continues around to one side of the property

To one corner there is a timber built summer house measuring 7'7" (2.30) x 9'7" (2.91), fitted with folding double glazed doors to the front and a double glazed window to the side

A side entrance gate gives access to the driveway

Driveway & Garage

The property benefits from its own driveway which leads to a single garage

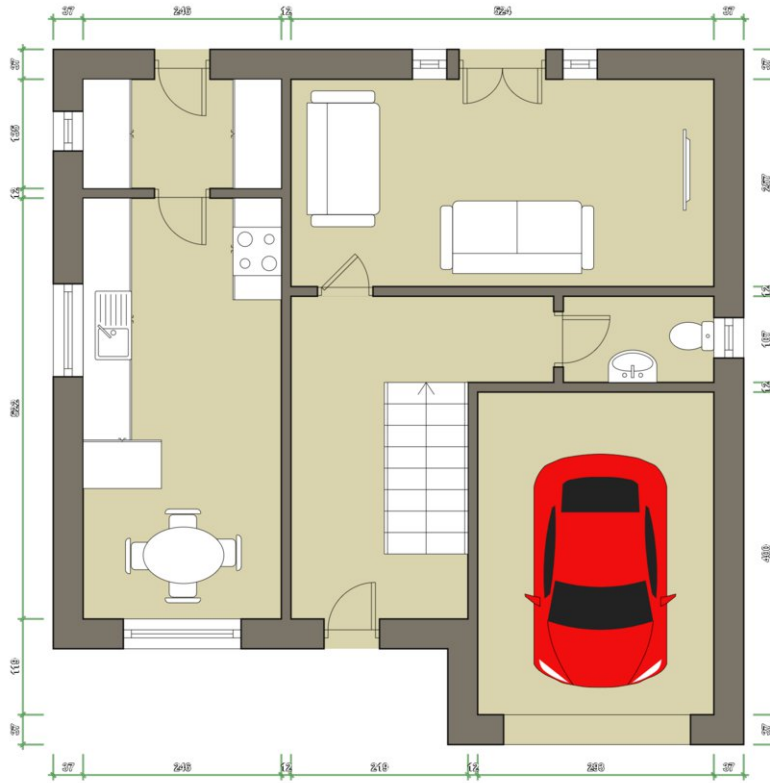
Note 1

Fitted blinds, floor coverings and some light fittings are to remain.

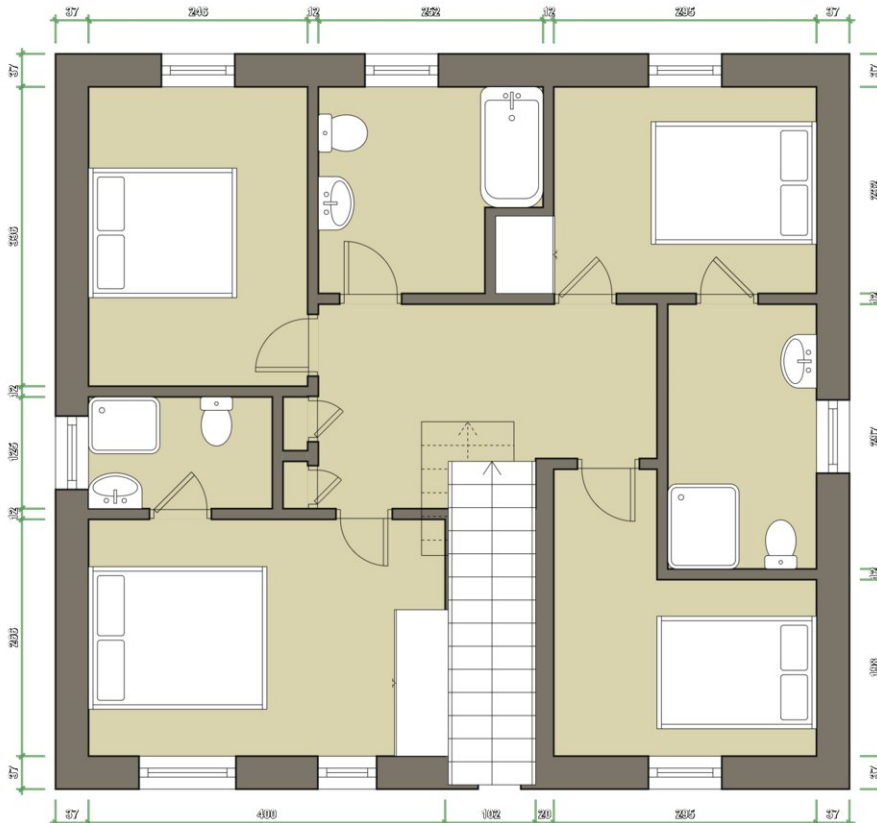
Note 2

There is a communal estate factoring fee of approximately £120.00 per annum which is billed half yearly.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		90
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Council Tax Band

Currently E

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.