

14 Maisondieu Place  
Elgin  
IV30 1RD



**Offers Over £190,000**

Located within walking distance to Elgin's High Street and local amenities is this 3 Bedroom Mid-Terrace House. The property benefits from a sunny South Westerly facing Rear Garden with 2 storage sheds.



## Features

3 Bedroom Mid-Terrace House

Walking distance to Elgin High Street

South West facing Garden

Double Glazing

Gas Central Heating

Located within walking distance to Elgin's High Street and local amenities is this 3 Bedroom Mid-Terrace House. The property benefits from a sunny South Westerly facing Rear Garden with 2 storage sheds.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Dining Room, a Kitchen and a Ground Floor 3rd Bedroom. The 1st Floor comprises a Landing with additional fitted wardrobe / storage space, 2 Double Bedrooms and a Bathroom.

Entrance to the property is via a uPVC wood effect front door with double glazed windows leading to:

Entrance Vestibule  
Ceiling light fitting  
Coat hook rail  
Built-in under-stairs storage cupboard  
Tiled flooring

Hallway  
Pendant light fitting  
Single radiator  
A carpeted staircase leads to the 1st floor landing  
Built-in shelved storage cupboard  
Fitted carpet

Lounge – 12'9" (3.88) x 12'4" (3.76)  
Corniced ceiling with picture rail  
Pendant light fitting  
Double glazed window to the front  
Double radiator  
Fireplace surround fitted with a gas coal effect fire  
Recessed alcove with cupboard space  
Fitted carpet

Dining Room – 12'5" (3.78) x 12'5" (3.78)  
Coved ceiling with pendant light fitting  
Double glazed window to the rear with storage cupboard beneath  
Double radiator  
Recessed shelved alcove  
Fitted carpet

Kitchen – 10'10" (3.30) plus door recess x 7'11" (2.40)  
Ceiling light fitting  
Double glazed window to the rear looking onto the garden  
Double radiator  
Wall mounted cupboards and fitted base units with matching splashbacks  
Integrated electric hob and oven  
Integrated dishwasher  
Space to accommodate a fridge/freezer and washing machine  
Vinyl flooring  
A side entrance uPVC door with double glazed window and perfect fit venetian blind leads out to the Garden

Ground Floor Bedroom 3 – 8'7" (2.61) plus window recess x 6'5" (1.94)

Pendant light fitting

Double glazed window to the rear with shelving beneath

Single radiator

Fitted carpet

#### 1st Floor Accommodation

##### Landing

A double glazed window on the half landing

Loft access hatch with loft ladder

Single radiator

2 sets of fitted double wardrobes providing additional hanging and shelf space

Fitted carpet

Bedroom One – 12'9" (3.88) plus window recess x 12'4" (3.76) max

Pendant light fitting

Double glazed window to the front

Single radiator

Built-in shelved storage cupboard

Fitted wardrobes to one side of the room

Fitted carpet

Bedroom Two – 12'5" (3.78) x 12'4" (3.76)

Pendant light fitting

Double glazed window to the rear

Single radiator

Built-in shelved storage cupboard

Fitted carpet

Bathroom – 8'8" (2.64) x 6'2" (1.87)

Ceiling light fitting

Double glazed frosted window to the rear

A tall heated towel rail

Fitted bath with shower screen, mixer tap with shower fitting and wet wall finish to the bath area

Fitted vanity unit with drawer and cupboard space and a recessed wash basin

Press flush W.C

Vinyl flooring

##### Garden

A good-sized south westerly facing rear garden

Mostly laid to lawn with raised flowerbeds to each side

At the rear of the garden there is a wood chipped area with recessed space to accommodate a trampoline

2 garden sheds are at the rear, one is fitted with power and lighting within

Outside garden tap

A side entrance gate gives access for wheelie bins

Note 1

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

## Energy Performance Rate

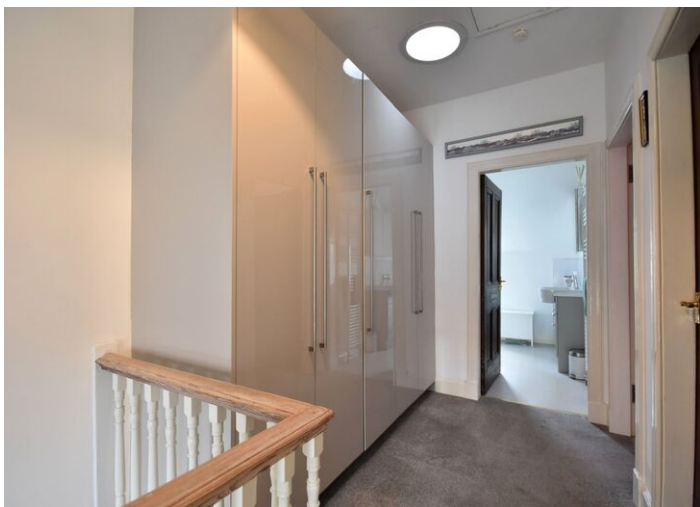
## Council Tax Band

Currently D

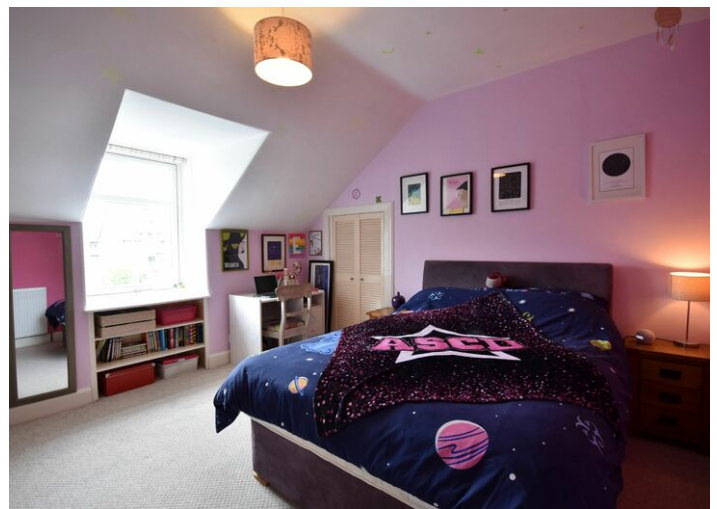
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	63	64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			















**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.