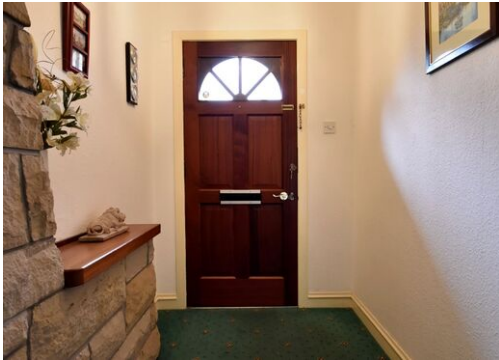


Blackfriars
7 Rose Avenue
Elgin
Morayshire
IV30 1NX



Offers Over £295,000

Located within the desirable West End area in Elgin is this 3 Bedroom Detached Bungalow. The property benefits from a generous sized driveway and a spacious floored loft space which could offer scope for additional accommodation (subject to planning consents).

Features

West End Location

Walking distance to West End Primary and Dr. Grays
Hospital

Own Driveway and Garage

Spacious floored attic space

Located within the desirable West End area in Elgin is this 3 Bedroom Detached Bungalow. The property benefits from a generous sized driveway and a spacious floored loft space which could offer scope for additional accommodation (subject to planning consents).

Accommodation comprises an Entrance Vestibule, Hallway, Lounge / Diner, Kitchen, Utility Room, Master Bedroom with an adjacent Shower Room, 2 further Double Bedrooms and a Bathroom.

Entrance to the property is via a front door with single glazed windows leading to:

Entrance Vestibule – 6'9" (2.04) x 4'11" (1.49) max

Coved ceiling

Ceiling light fitting

Fitted carpet

Hallway – 14' (4.27) max x 11'8" (3.55) max

A loft access hatch leads to a spacious floored loft space fitted with lighting and double glazed windows to each end of the space.

Single radiator

A walk-in style cupboard fitted with shelf space and lighting

Fitted carpet

Lounge / Diner – 19'7" (5.96) x 13'7" (4.13) max

A twin aspect room comprising a coved ceiling

2 pendant light fittings

A single radiator and a double radiator

Fireplace surround

Fitted carpet

Kitchen – 11'6" (3.50) x 9'7" (2.91) deepens into door recess 13'7" (4.13) max

Ceiling light fitting

Double glazed window to the side

Single radiator

Wall mounted cupboards and fitted base units

1 ½ style sink with drainer unit and mixer tap

Space to accommodate a free-standing electric cooker and fridge (these items are to remain)

Vinyl flooring

Utility Room – 9'7" (2.91) x max x 4'3" (1.29)

Pendant light fitting

Double glazed window to the side

Fitted cupboard space

A Belfast style sink and space to accommodate a washing machine

Vinyl flooring

A rear entrance door leads out to a canopied / sheltered area with 2 external storage cupboards, one of which houses the gas boiler

Bedroom One – 13'1" (3.98) x 10'11" (3.32) plus wardrobe space

Pendant light fitting

Double glazed window to the front

Single radiator

2 fitted double wardrobes both with overhead cupboard space

Fitted carpet

Shower Room – 6'10" (2.07) x 6'4" (1.92)

Pendant light fitting

Double glazed window to the side

Single radiator

Shower cubicle enclosure with wet wall finish within and mains shower

Vanity unit with recessed wash basin

Press flush W.C

Vinyl flooring

Bedroom Two – 12'8" (3.86) x 10'5" (3.17) plus wardrobe space

Pendant light fitting

Double glazed window to the rear

Single radiator

Fitted double wardrobe with overhead cupboard space

Fitted carpet

Bedroom Three – 12'7" (3.83) x 10'1" (3.07) plus wardrobe space

Pendant light fitting

Double glazed window to the rear

Single radiator

Fitted double wardrobe with overhead cupboard space

Fitted carpet

Bathroom – 7'2" (2.18) x 6'10" (2.07)

Pendant light fitting

Double glazed window to the side

Single radiator

Bath with mixer tap and hand shower fitting

Vanity unit with recessed wash basin

Press flush W.C

Vinyl flooring

Loft Space – 36'5" (11.09) x 16'3" (4.96) floored area

A spacious floored loft space fitted with lighting and double glazed windows at both ends

Offering excellent storage space with open styled roof trusses

Offers the scope for additional accommodation (subject to planning consents)

Front Garden

A south / westerly facing garden with a variety of plants and shrubs with a wooden pergola and secluded seating area

Rear Garden

A rear garden which has a variety of plants and shrubs

Driveway and Garage

A good-sized gated entrance driveway which is laid to loc-block paving

Provides plenty of parking space for vehicles and this leads to a Garage which is fitted with power and lighting

Energy Performance Rate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(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.