

20 Fraser Avenue
Elgin
Morayshire
IV30 4EX



Offers Over £170,000

Located in the popular Bishopmill area of Elgin is this 3 Bedroom Terraced House which has been modernised by the current owners.

The property has had a newly fitted kitchen and bathroom along with floor coverings, decoration and some new internal doors to the 1st floor.

Features

3 Bedroom Terraced House

Modern fitted Kitchen and Bathroom

Newly fitted floor coverings throughout

Partial Double Glazing

Gas Central Heating with Worcester Gas Boiler

Enclosed Rear Garden

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The property has had a newly fitted kitchen and bathroom along with floor coverings, decoration and some new internal doors to the 1st floor.

Accommodation comprises a Hallway, Lounge, a modern Kitchen / Diner and a Rear Entrance Vestibule. The 1st floor comprises a Landing, a stylish Bathroom / Shower Room and 3 Double Bedrooms.

Entrance to the Property is via single glazed front entrance door with single glazed panel windows leading to:

Hallway – 11'6" (3.50) x 7'1" (2.15)

Pendant light fitting

Double radiator

Carpeted staircase leads to the 1st floor landing

Herringbone styled vinyl flooring

Doors lead to the Lounge and Kitchen / Diner

Lounge – 16'4" (4.98) x 11'4" (3.45) max

Coved ceiling with ceiling light fitting

Double glazed window to the front

Double radiator

Fitted carpet

Kitchen / Diner – 20'2" (6.15) x 9'11" (3.02)

A newly fitted kitchen comprising a coved ceiling with 2 ceiling light fittings

2 double glazed windows to the rear

Double radiator

A range of modern fitted cupboards and base units which with marble effect worktops

1 ½ style sink with a multi-functional mixer tap

Integrated electric hob and oven

Space to accommodate a washing machine and tumble dryer

Breakfast bar seating area

Space to accommodate a dining table at one end of the room

Herringbone styled vinyl flooring

An open doorway leads to the rear entrance vestibule

Rear Entrance Vestibule

Pendant light fitting

Storage cupboard

Herringbone styled vinyl flooring

A rear entrance door with single glazed frosted window leads out to the Garden

Landing

Pendant light fitting

Loft access hatch with loft ladder, leads to a loft space with boarding and lighting

Single glazed window to the rear

Fitted carpet

Bedroom One – 13'10" (4.21) x 9'11" (3.02) plus door recess

Coved ceiling with a pendant light fitting

Single glazed windows to the front

Double radiator

Fitted carpet

Bedroom Two – 12'3" (3.73) max x 9'7" (2.91)

Pendant light fitting

Single glazed window to the front

Double radiator

Built-in shelved storage cupboard

Fitted carpet

Bedroom Three – 11'4" (3.45) max x 7'10" (2.38) widening to 10'6" (3.20) max

Pendant light fitting

Single glazed window to the rear

Double radiator

Built-in shelved storage cupboard

Fitted carpet

Bathroom / Shower Room – 8'7" (2.61) x 5'6" (1.67)

A modern fitted suite comprising recessed ceiling lighting

Single glazed window to the rear

Heated electric towel rail

Quadrant shower cubicle with satin black fittings, mains twin head shower and tiled walls within

Black coloured vanity unit with recessed wash basin and press flush W.C with concealed cistern

Fitted bath with black satin mixer tap and shower fitting

Herringbone vinyl flooring

Garden

Commencing with a good sized paved seating area

Timber garden shed

The remainder of the garden is laid to lawn with fenced boundaries

Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			89
(69-80) C	76		
(55-68) D			
(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.