

47 Bruceland Road  
Elgin  
IV30 1SP



## Offers Over £290,000

Located within the sought after West End area of Elgin is this 5/6 Bedroom Detached Family Home which benefits from a southerly facing rear garden and corner plot position.

### Features

5/6 Bedroom Detached Family Home

West End location in Elgin

Corner Plot Position

En-Suite to Master Bedroom

Southerly facing Rear Garden

Double Glazing

Gas Central Heating with Worcester Gas Boiler

Located within the sought after West End area of Elgin is this 5/6 Bedroom Detached Family Home which benefits from a southerly facing rear garden and corner plot position.

Accommodation comprises a Hallway, Lounge, Kitchen / Breakfast Room, Utility Room, Office / 6th Bedroom, 2 Ground Floor Bedrooms and a Bathroom.

The 1st floor comprises a Landing, Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe, 2 further Bedrooms and a Storage Room.

#### Hallway

A long hallway comprising 3 pendant light fittings

Double glazed window to the side

Single radiator

Built-in storage cupboard

The hallway continues to a further area which comprises 2 double glazed windows to the front

Double radiator

A carpeted staircase leading to the 1st floor landing with under-stairs storage cupboard

Fitted carpet

Lounge – 14'11" (4.55) x 11'4" (3.45)

Coved ceiling with light fitting

3 double glazed windows to the rear looking onto the garden

Double radiator

Fitted carpet

Kitchen / Breakfast Room – 12'2" (3.71) x 8'10" (2.69)

Strip light ceiling fitting

2 double glazed windows to the side

Single radiator

A range of wall mounted cupboards and fitted base units

Single sink with drainer unit and mixer tap

Breakfast bar seating area

Space to accommodate a free-standing electric cooker, dishwasher and fridge (items to remain)

Vinyl flooring

Utility Room – 10'1" (3.07) x 5' (1.52) plus door recesses

Strip light ceiling fitting

Wall mounted cupboard and fitted base unit

Single radiator

Space to accommodate a washing machine and tumble dryer (items to remain)

Vinyl flooring

Double glazed doors lead out to the front and rear of the property

Office / 6th Bedroom – 9'9" (2.96) x 8'11" (2.72)

Currently used as an office but would also suit being utilised as a 6th bedroom

Coved ceiling with light fitting

2 double glazed windows to the side

Double radiator

Fitted carpet

Bedroom 4 – 13'3" (4.03) plus cupboard space x 10'1" (3.07) plus door recess  
Ceiling light fitting  
2 double glazed windows to the rear  
Double radiator  
Built-in cupboard housing the hot water tank  
Built-in storage cupboard  
Fitted carpet

Bedroom 5 – 12'8" (3.86) x 9'10" (2.99)  
Pendant light fitting  
2 double glazed windows to the front  
Double radiator  
Vinyl flooring

Bathroom – 8'6" (2.59) x 5'10" (1.77)  
Pendant light fitting  
Double glazed window to the side  
Heated towel rail  
Bath with shower screen and electric shower  
Wash basin and W.C  
Vinyl flooring

#### 1st Floor Accommodation

Bedroom One with Walk-in Wardrobe and En-Suite Shower Room – 13'11" (4.23) into window recess x 10'10" (3.30) reducing to 7'3" (2.20)  
Pendant light fitting  
Double glazed window to the front  
Double radiator  
Fitted carpet

Walk-in Wardrobe – 6'1" (1.84) x 4'5" (1.32)  
Pendant light fitting  
Fitted shelf and hanging rail space  
A modern Worcester gas boiler

En-Suite Shower Room – 5'9" (1.75) x 4'8" (1.42)  
Recessed ceiling lighting  
Heated towel rail  
Shower cubicle with mains shower and wet wall finish within  
Pedestal wash basin and press flush W.C  
Vinyl flooring

Bedroom Two – 11'1" (3.37) plus wardrobe space x 8'11" (2.72) plus door recess  
Pendant light fitting  
Double glazed window to the rear  
Double radiator  
Built-in wardrobe  
Fitted carpet

Bedroom Three – 12' (3.66) max x 9'3" (2.81) max reducing to 7'7" (2.30)

Pendant light fitting

Double glazed window to the front

Double radiator

Fitted carpet

Storage Room – 'L' shaped 11'3" (3.42) max 8'4" (2.54) max

Recessed ceiling light

Double glazed Velux window to the rear

An access door leads into the eave floored loft space fitted with lighting within

Garden

A southerly facing rear garden which is mostly laid to lawn

The garden continues to one side with a timber built shed

Outside garden tap

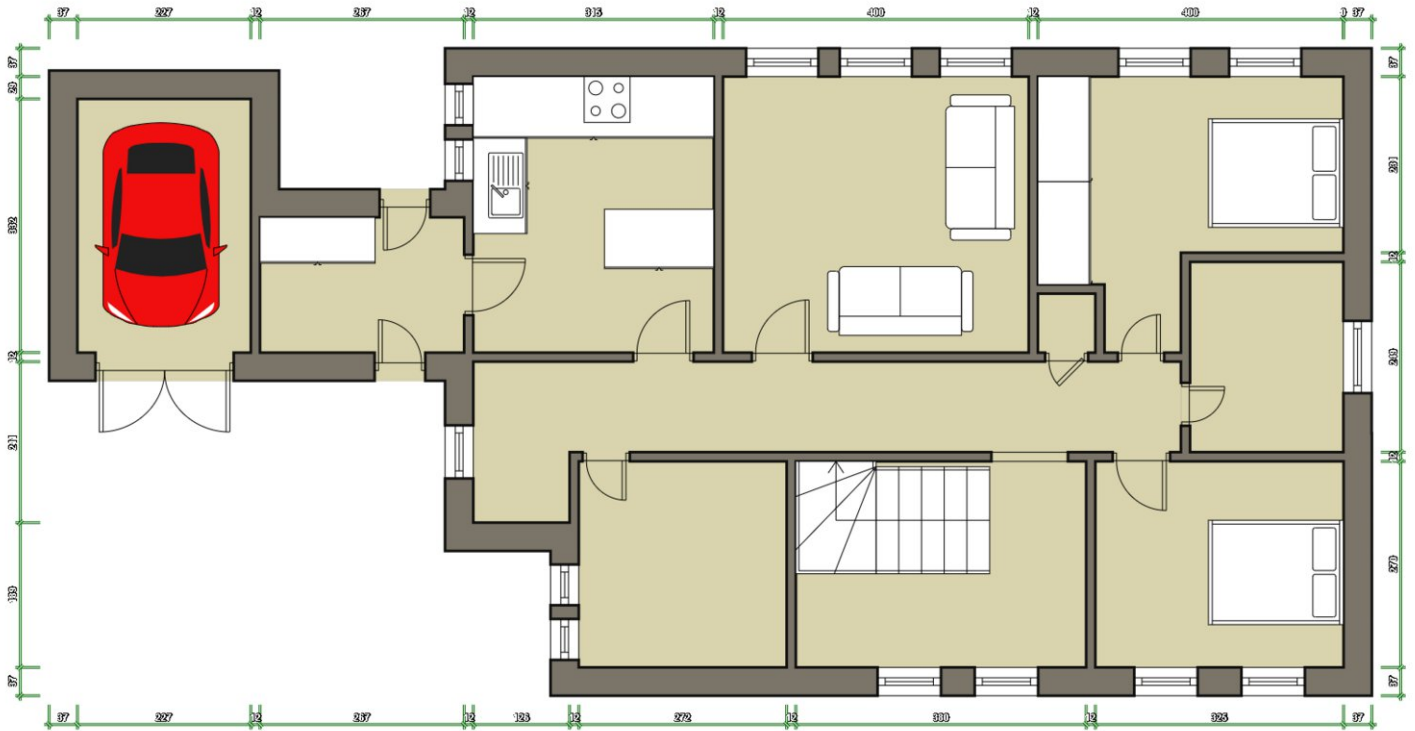
A side entrance gate leads to the front of the property and driveway

Driveway and Garage

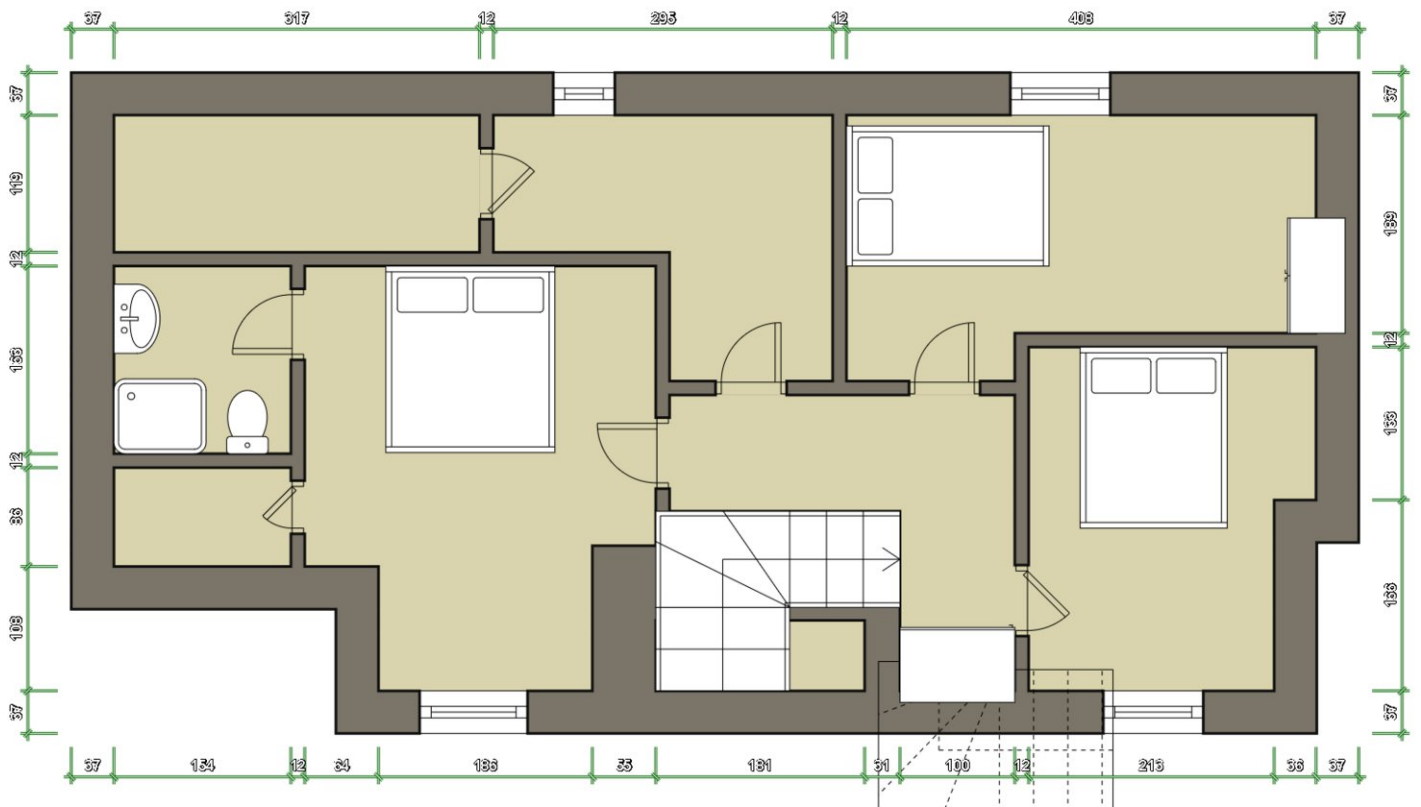
A gravelled driveway providing parking for several vehicles

This leads to a single garage with double doors to the front

# 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.

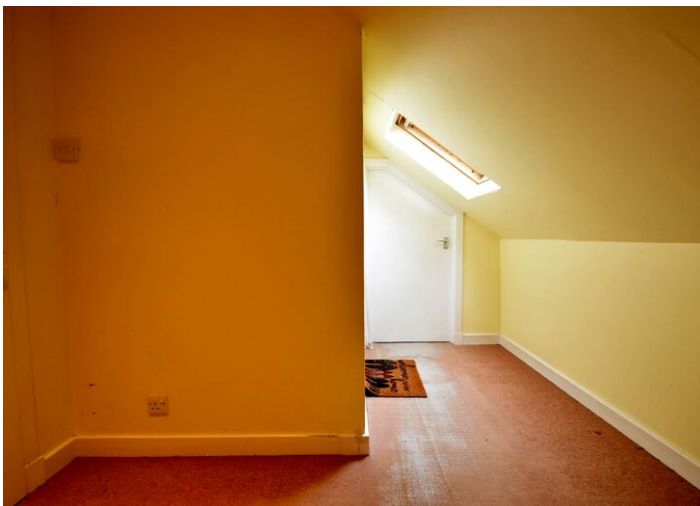














# Energy Performance Rate

# Council Tax Band

Currently E

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>		79
(55-68) <b>D</b>	62	
(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.