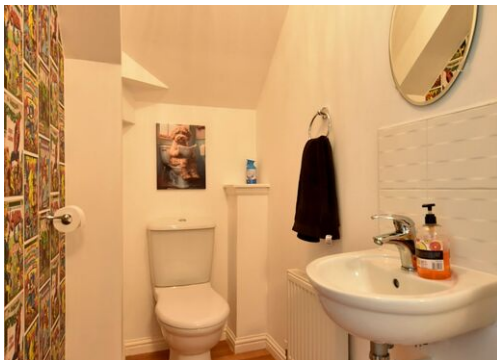


9 Fairfield Avenue
Elgin
Morayshire
IV30 6BB



Offers Over £340,000

Benefiting from a Corner Plot position is this roomy 5 Bedroom Detached Family Home located within the West End area of Elgin.

Features

Enclosed Low Maintenance Gardens featuring artificial grass

Corner Plot Position

West End area location in Elgin

2 Reception Rooms

Double Glazing

Gas Central Heating

Benefiting from a Corner Plot position is this roomy 5 Bedroom Detached Family Home located within the West End area of Elgin.

Accommodation comprises on the Ground Floor an Entrance Vestibule, Hallway, Ground Floor Cloakroom, Lounge, a spacious Kitchen / Diner, Utility Room & Family Room.

The First Floor Accommodation comprises a Landing, a Master Bedroom with En-Suite Shower Room, 4 further Bedrooms and a Bathroom.

Entrance Vestibule

Coved ceiling with a ceiling light fitting

Single radiator

Wood designed flooring

Doors lead to the Main Hallway & the Family Room

Hallway

Coved ceiling with 2 ceiling light fittings

Single radiator

A carpeted staircase leads up to the First Floor Landing

Wood designed flooring

Double doors lead in to the Kitchen / Diner & to the Lounge, a door leads in to the Utility Room

Ground Floor Cloakroom

Ceiling light fitting

Single radiator

2 piece white suite

Wood designed flooring

Lounge: 15'1" maximum in to Bay Window Recess x 14'7" (4.59 x 4.44)

Coved ceiling with a ceiling light fitting

Double glazed Bay window to the front

Double radiator

The room features recessed space to accommodate a wall mounted T.V with recessed glass shelved alcoves either side with lighting and an electric remote controlled fire

Wood designed flooring

Spacious Kitchen / Diner: 27'4" x 9'9" widens to 14'5" maximum reducing to 9'8" (8.32 x 2.96 widens to 4.39 and reducing to 2.94)

Recessed LED lighting

Double glazed window to the rear aspect

Range of wall mounted units & fitted base units with roll top quartz effect work surfaces with matching splashbacks, overhead down lighting & a 1 ½ style sink with drainer unit & mixer tap

Integrated Neff 5 ring gas hob with a NEFF overhead extractor unit

Integrated dishwasher

Integrated AEG electric double oven

Integrated AEG microwave

Part of the work surface forms a breakfast bar seating area

Space to accommodate an American style fridge freezer

The room continues with a dining area which offers space to accommodate a good sized dining table

Double radiator

Wood designed flooring

Double glazed windows & French Doors to the rear aspect lead out to the Garden

Utility Room: 8'4" x 5'10" (2.54 x 1.77)

Ceiling light fitting

Extractor fan

Single radiator

Wall mounted cupboards & fitted base units with a single sink with drainer unit & mixer tap

Space beneath to accommodate a washing machine & tumble dryer

Laminate flooring

Family Room: 12'9" maximum x 8'4" (3.88 x 2.54)

Recessed LED lighting

Double glazed window to the front aspect

Single radiator

Laminate flooring

First Floor Accommodation

Landing

Coved ceiling with 2 ceiling light fittings

Double glazed window to the side aspect

Single radiator

Built-in storage cupboard which houses the hot water tank

Built-in linen cupboard

Fitted carpet

Bedroom 1 with En-Suite: 13' x 11'1" plus wardrobe space & door recess (3.96 x 3.37)

Coved ceiling with a pendant light fitting

Double glazed window to the front aspect

Single radiator

2 built-in double wardrobes with sliding mirrored doors

Fitted carpet

En-Suite Shower Room

Recessed ceiling lighting

Double glazed frosted window to the front aspect

Single radiator

3 piece suite with tiled walls & mains shower to the double cubicle shower enclosure

Vinyl flooring

Bedroom 2: 12'5" (3.78) max plus door recess x 11'9" (3.57) max and plus wardrobe space

Pendant light fitting

Double glazed window to the front aspect

Single radiator

Built-in double wardrobe with sliding mirrored doors

Fitted carpet

Bedroom 3: 9'3" deepening to 11'9" (3.57) into door recess x x 10'4" (3.15) plus wardrobe space
Pendant light fitting
Double glazed window to the rear aspect
Single radiator
Built-in wardrobe with sliding mirrored doors
Fitted carpet

Bedroom 4: 9'10" maximum x 7'10" maximum (2.99 x 2.38)
Recessed ceiling lighting
Double glazed window to the rear
Single radiator
Fitted carpet

Bedroom 5: 9'10" x 8'7" (2.99 x 2.61)
A double bedroom
Pendant light fitting
Double glazed window to the rear aspect
Single radiator
Fitted carpet

Bathroom: 7'1" maximum in to door recess x 6'10" maximum (2.15 x 2.07)
Recessed ceiling lighting
Double glazed frosted window
Heated chrome style towel rail
Fitted vanity unit with recessed wash basin
Press flush W.C
Bath with shower screen, mains shower and wet wall finish to the bath area
Vinyl flooring

Outside Accommodation

Enclosed Low Maintenance Rear Garden
Fenced boundaries fitted with lighting
Mostly laid to artificial grass
Paved seating area
Garden tap
A good sized shed to one side of the property measuring 15'1" (4.59) narrowing to 6' (1.83) x 19'1" (5.81)
Garden gate & pathway leads to the Front Driveway

Driveway
Loc Bloc Driveway

Low Maintenance Front Garden
Mostly laid to artificial grass with a flower bed border
Central paved area

Note 1

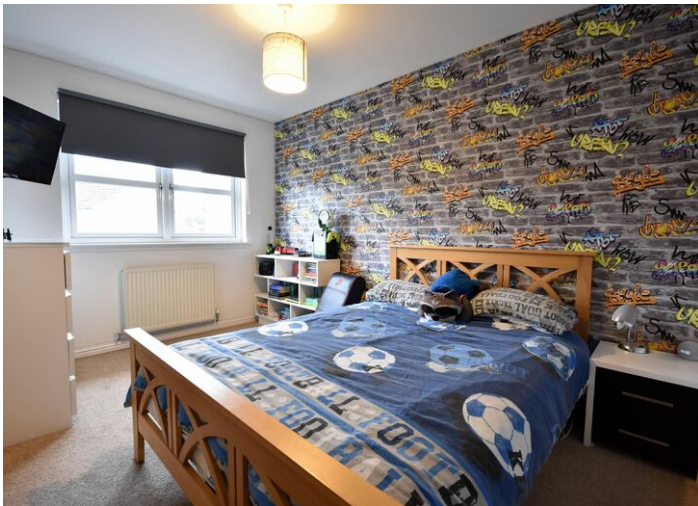
All fitted blinds, floor coverings and light fittings are to remain.

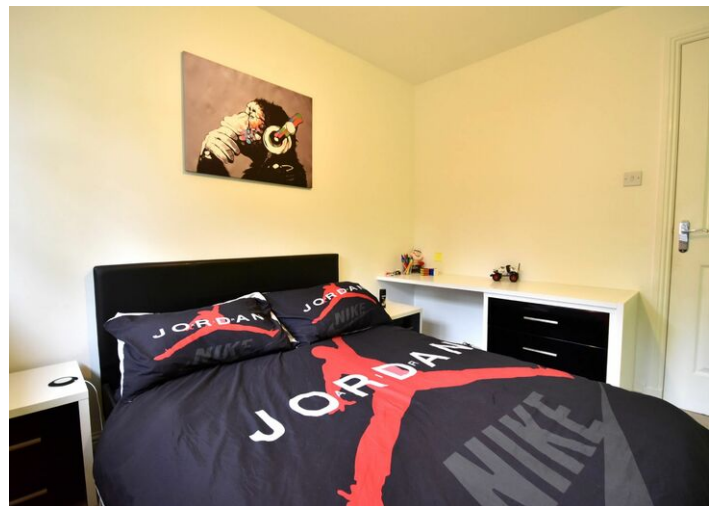
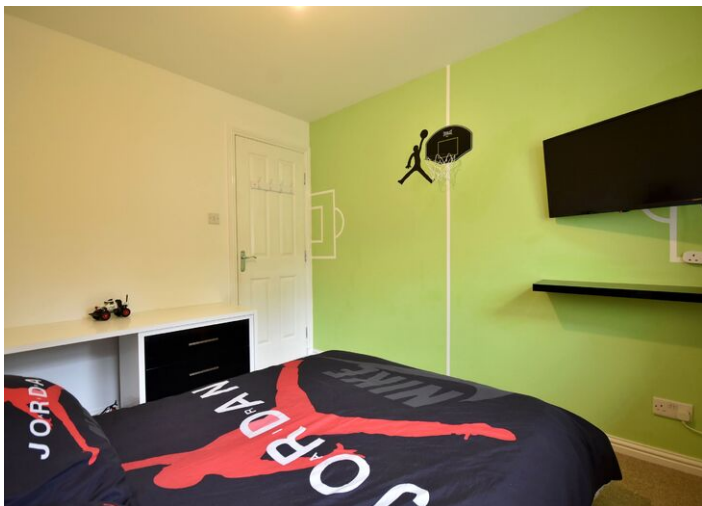
Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.

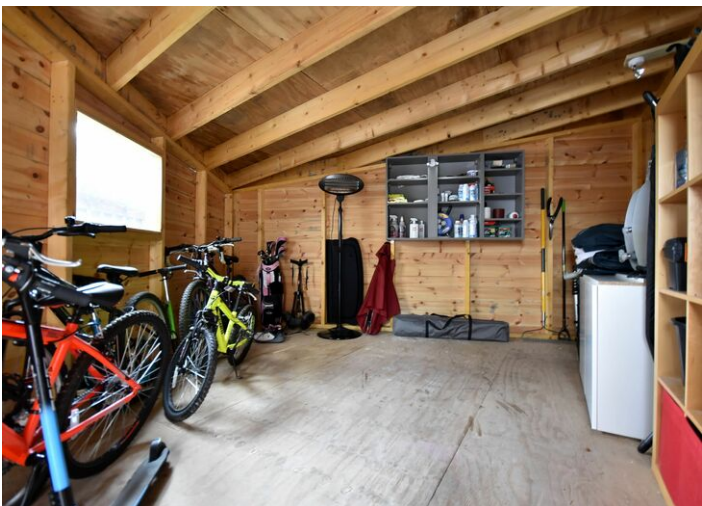












Energy Performance Rate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			88
(69-80) C	79		
(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.