



18 Duart Way, Elgin, IV30 8AY
Offers over £270,000

Modern detached three bedroom family home in immaculate order throughout & situated in the popular Springfield's Elgin South development. The accommodation comprises entrance hallway, lounge, dining kitchen, utility room, guest WC, three bedrooms (one en-suite) and a family bathroom. The property further benefits from double glazing, gas central heating, integral garage, garden & driveway.

ENTRANCE HALLWAY

Entrance door, wood effect flooring, ceiling light fitting.

LOUNGE

14'4" x 11'0" (4.39m x 3.36m)



Window to front, fitted carpet, ceiling light fitting.

DINING KITCHEN

17'2" x 9'11" (5.24m x 3.03m)

Window & French doors to the rear garden, fitted kitchen in white, built-in double electric oven, 4 ring gas hob & hood, integrated fridge freezer & dishwasher. Wood effect flooring inset ceiling spotlights & ceiling light fitting, built-in storage cupboards.

UTILITY ROOM

7'1" x 6'0" (2.17m x 1.83m)



Window to rear, base unit to match the kitchen, plumbing & space for washing machine & tumble dryer, wood effect flooring, ceiling light fitting.

GUEST WC

7'0" x 3'9" (2.14m x 1.15m)



Window to side, sink & WC, chrome towel radiator. ceramic tile flooring, inset ceiling spotlights.

STAIRCASE & LANDING



Built-in storage cupboard housing the hot water tank, fitted carpet, ceiling light fitting.

BEDROOM 1

15'6" x 10'4" (4.74m x 3.15m)



Two Velux windows to front, double built-in wardrobes, fitted carpet, ceiling light fitting.

EN-SUITE SHOWER ROOM

6'6" x 5'7" (2.00m x 1.72m)



Window to rear, vanity mounted sink & WC, recessed shower enclosure with mains shower, towel radiator, ceramic tile flooring, inset ceiling spotlights.

BEDROOM 2

11'3" x 11'1" (3.44m x 3.38m)



Window to front, double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 3

10'1" x 7'1" (3.08m x 2.18m)



Window to rear, double built-in wardrobes, fitted carpet, ceiling light fitting.

FAMILY BATHROOM

7'8" x 5'7" (2.36m x 1.72m)



Window to rear, vanity mounted sink & WC, bath with mains shower over, wall mounted towel radiator, ceramic tile flooring, inset ceiling spotlights.

INTEGRAL GARAGE

Up & over door, power & light & housing the central heating boiler.

OUTSIDE



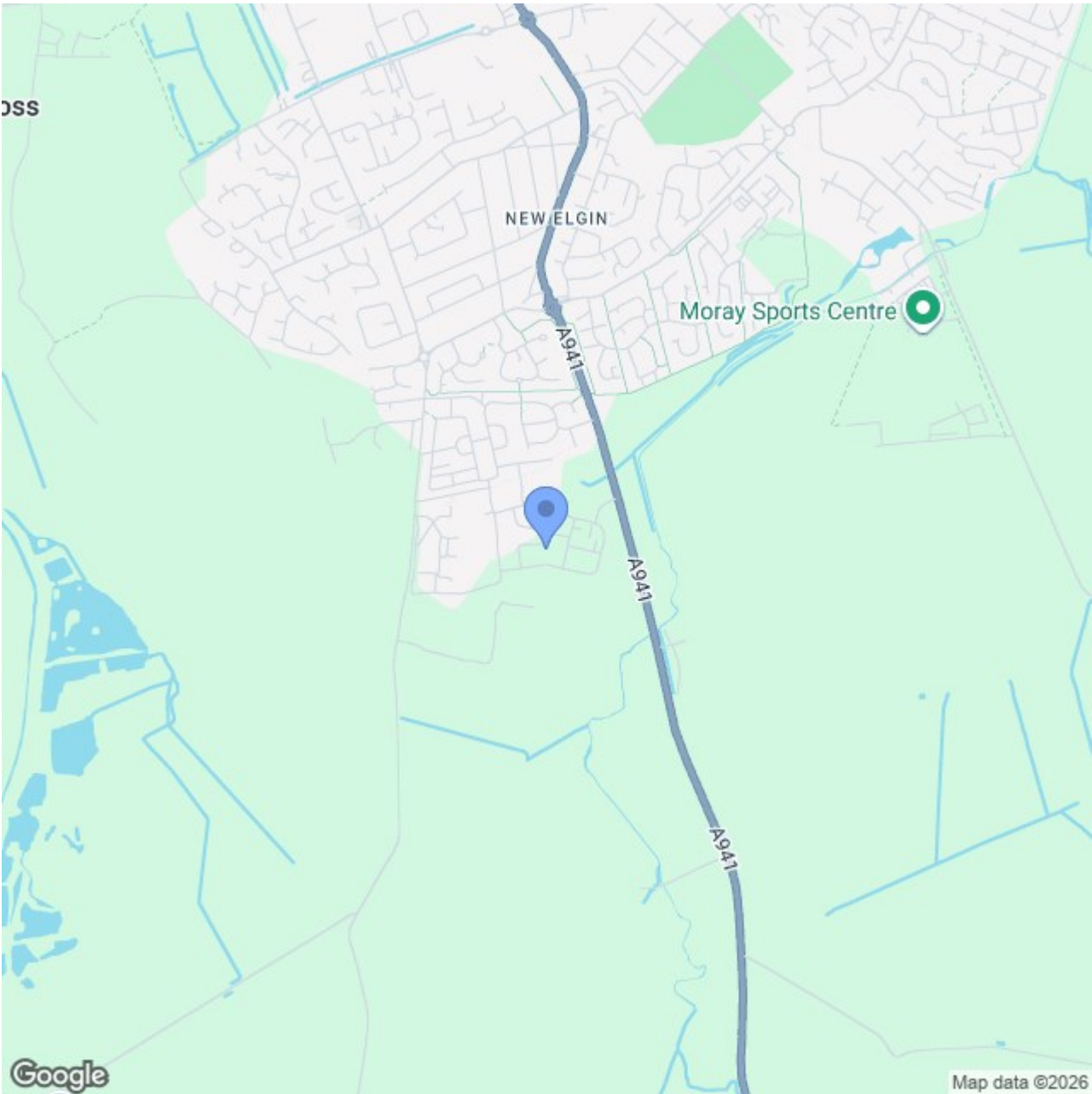
The garden to the front has an area of artificial grass & a driveway providing off street parking for two cars. The fully enclosed rear garden is mainly lawn with a Patio area, rotary clothes dryer.

NOTES

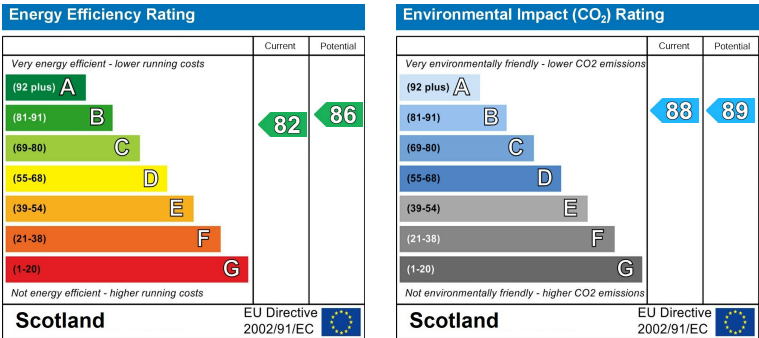
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom, en-suite & guest WC

fittings, the double oven, hob & hood, the integrated dishwasher & fridge freezer in the kitchen and the rotary clothes dryer in the garden.

Area Map



Energy Efficiency Graph



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