

87 Pluscarden Road
Elgin
Morayshire
IV30 1SQ



Offers Over £115,000

Located within close proximity to Elgin's local amenities is this 1 Bedroom Terraced Bungalow which benefits from its Own Driveway to the rear of the property.

Features

Double Glazing

Gas Central Heating

Gated Driveway with Parking for 1 to 2 vehicles

Rear Garden



Located within close proximity to Elgin's local amenities is this 1 Bedroom Terraced Bungalow which benefits from its Own Driveway to the rear of the property.

Double Glazing

Gas Central Heating

Gated Driveway with Parking for 1 to 2 vehicles

Rear Garden

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Kitchen, Rear Entrance Porch, Bedroom & Shower Room.

Access to the Property is via a uPVC Front Entrance Door with access ramp which leads into the Entrance Vestibule

Entrance Vestibule

Pendant light fitting

Fitted carpet

A door leads into the Hallway

Hallway

Pendant light fitting

Single radiator

Good sized built-in storage cupboard with lighting within

Fitted carpet

Lounge: 12'5" maximum x 15'6" maximum (3.78 x 4.72)

Pendant light fitting

Double glazed window to the front aspect

Single radiator

Fitted carpet

Kitchen: 10'5" x 6'7" (3.17 x 1.99)

Ceiling light fitting

Double glazed window to the rear aspect

Single radiator

Wall mounted cupboards & fitted base units

Single sink with drainer unit

Integrated electric hob

Space to accommodate a washing machine

Carpet tiled flooring

Rear Entrance Porch: 6'9" x 4'1" (2.04 x 1.51)

Pendant light fitting

Double glazed window to the rear aspect

Fitted work surface with space beneath for a fridge & freezer

Vinyl flooring

A Rear Entrance Door leads out to the Garden

Bedroom: 11'4" x 9'6" plus wardrobe space (3.45 x 2.89)

Pendant light fitting

Double glazed window to the rear aspect

Single radiator

Built-in double wardrobe with sliding doors & cupboard space above

Separate single built-in wardrobe

Fitted carpet

Shower Room: 8'3" x 5'5" (2.51 x 1.64)

Pendant light fitting

Double glazed window to the front aspect

Single radiator

3 piece suite with an accessible design shower with an electric Mira shower, tiled walls & shower curtain & rail

Vinyl flooring

Outside Accommodation

Rear Garden

Commences with a paved seating area with the remainder of the garden partly laid to lawn

Timber built shed

Gated entrance which gives access to a Driveway offering parking for 1 to 2 vehicles

Energy Performance Rate

Council Tax Band

Currently A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	63		
(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.