



**11 Seafield Street, Elgin, IV30 1QZ**  
**Offers over £255,000**

Detached three bedroom bungalow situated in a sought after residential location in central Elgin and within walking distance of the town centre, railway station and close to both St Sylvester's and East End Primary Schools. The accommodation comprises entrance porch, hallway, lounge, kitchen, three bedrooms and a shower room. The property further benefits from double glazing, gas central heating, substantial garden, recently built garage and a basement.

### ENTRANCE PORCH

5'5" x 5'3" (1.67m x 1.62m)

uPVC and glazed door; windows to front and side; carpet tile flooring; ceiling light fitting.

### HALLWAY



Window to front; built-in shelved cupboard; fitted carpet; two ceiling light fittings; hatch to loft space.

### LOUNGE

15'3" x 13'10" (4.65m x 4.22m)



Window to front; fixed feature fireplace with electric fire; fitted carpet; ceiling light fitting.

### KITCHEN

10'5" x 9'5" (3.18m x 2.89m)



Window to rear; fitted kitchen in medium wood effect; built-in double electric oven, hob and hood; plumbed in Hotpoint washing machine; tile effect flooring; ceiling strip light; door leads to stairs to the basement.

### BEDROOM 1

15'2" x 11'6" (4.64m x 3.53m)



Double aspect to front and side; fitted carpet; ceiling light fitting.

**BEDROOM 2**

11'5" x 9'1" (3.49m x 2.78m)



Window to side; built-in wardrobe; fitted carpet; ceiling light fitting.

**SHOWER ROOM**

8'2" x 5'6" (2.49m x 1.69m)



Window to side; sink; WC and shower cubicle with electric shower; carpet and laminate flooring; ceiling light fitting; extractor fan.

**BEDROOM 3**

11'3" x 8'3" (3.45m x 2.54m)



Window to side; fitted carpet; ceiling light fitting; door to boiler room.

**BOILER ROOM**

4'1" x 3'4" (1.27m x 1.02m)

Window to side; wall mounted Worcester gas boiler; fixed shelving; carpet flooring; ceiling light fitting.

**BASEMENT**

The basement is accessed by a staircase leading from the kitchen and has power and light.

**GARAGE**



Roller door; power and light; personnel door to side and window to rear.

## OUTSIDE



The property is set in a substantial size plot, the garden to the front laid with low maintenance gravel and bordered with mature shrubs. A driveway provides off-street parking for at least two cars.

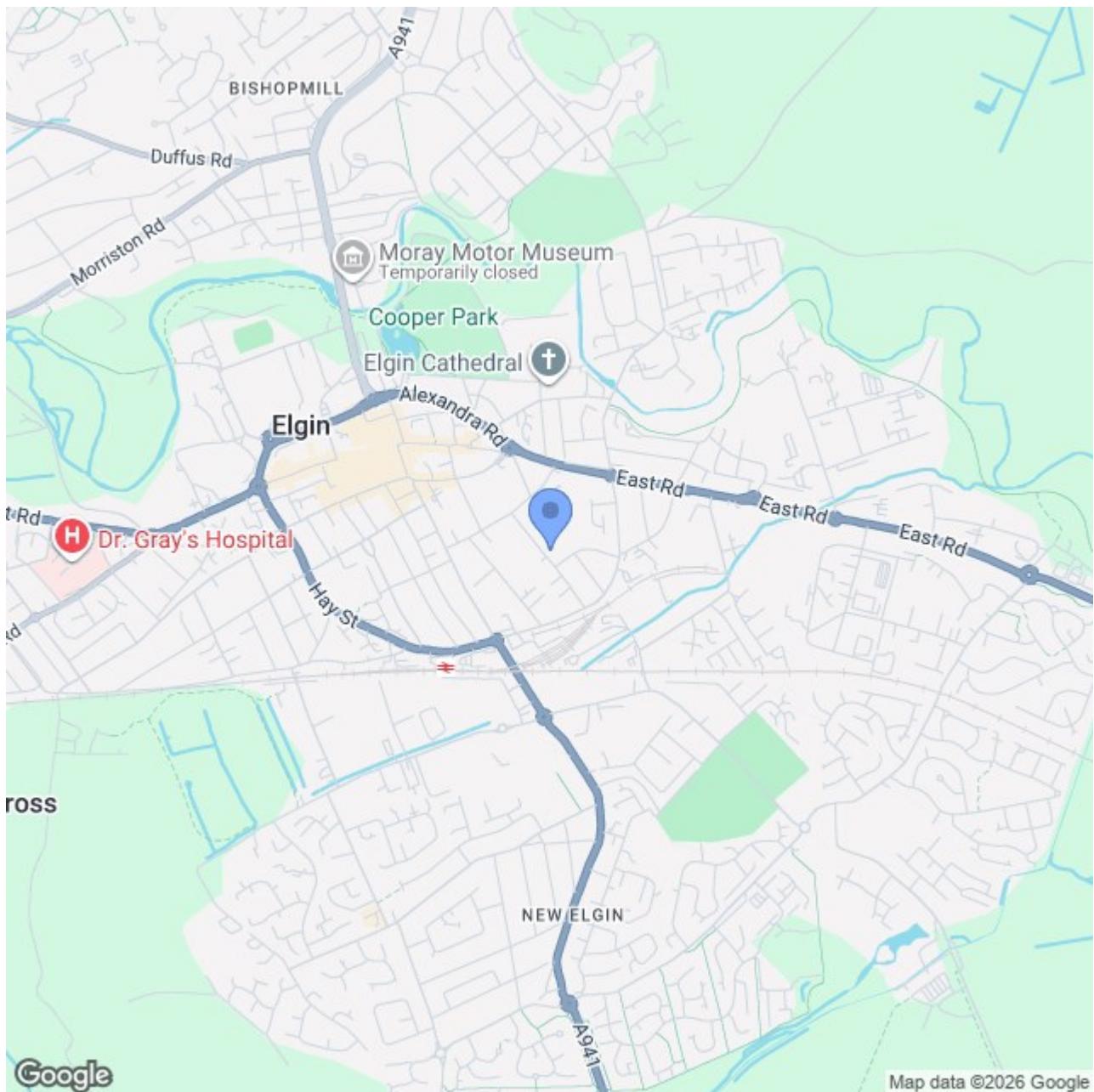
The garden to the sides are rear are a mixture of low maintenance gravel; lawn and beds for planting; greenhouse; wooden garden shed.

## NOTES

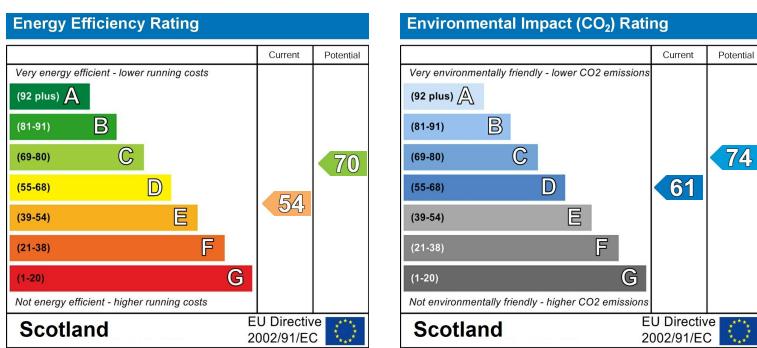
Included in the asking price are all carpets and fitted floor coverings; all curtains and blinds; all shower room fittings; the built-in double electric oven, hob and hood and Hotpoint washing machine in the kitchen and the greenhouse and wooden garden shed in the garden.



## Area Map



## Energy Efficiency Graph



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