



28 WITTET DRIVE, ELGIN

OFFERS IN THE REGION OF £225,000



PROPERTY DETAILS

Detached house situated in a popular residential location in the West End of Elgin and within the catchment area of West End Primary School. The accommodation comprises entrance vestibule, hallway, lounge, second reception room / bedroom, dining kitchen, ground floor bedroom, utility room, bathroom and on the first floor a double bedroom and a shower room. The property further benefits from double glazing, gas central heating, gardens, driveway, spacious garage and workshop.

ENTRANCE VESTIBULE

4'4" x 3'4" (1.33m x 1.01m)
UPVC and glazed door; vinyl flooring; ceiling light fitting; wooden and glazed door into the hallway.

HALLWAY

Fitted carpet; ceiling light fitting.

LOUNGE

15'6" x 12'11" (4.72m x 3.94m)
Bay window to front; multi-fuel stove with sandstone surround and slate hearth; display recess with glass doors and cupboard below; fitted carpet; ceiling light fitting.

MASTER BEDROOM / 2ND RECEPTION

15'6" x 10'5" (4.72m x 3.18m)
Bay window to front; spacious double built-in wardrobe; fitted carpet; ceiling light fitting; shelved recess with cupboard below; two wall light fittings.

GROUND FLOOR BEDROOM

14'2" x 10'1" (4.32m x 3.07m)
Window to rear; built-in cupboard; fitted carpet; ceiling light fitting.

FAMILY BATHROOM

9'1" x 6'2" (2.76m x 1.88m)
Window to side; vanity mounted sink and WC in white; free standing claw foot bath in white; ceramic tile flooring; ceiling light fitting; extractor fan.

DINING KITCHEN

12'9" x 10'1" (3.88m x 3.07m)
Window to side; fitted kitchen in medium wood effect; built-in double electric oven; hob and hood; space for tumble dryer; under-counter fridge; open archway to dining area; vinyl flooring; ceiling light fitting.

DINING AREA

8'4" x 10'2" (2.55m x 3.09m)
Window to rear; fitted carpet; ceiling light fitting.

UTILITY ROOM

8'3" x 7'3" (2.52m x 2.20m)
Window to rear; uPVC and glazed door to rear; spacious built-in storage cupboards; wall mounted gas central heating boiler; plumbing and space for washing machine; space for under-counter appliance; wood effect flooring; ceiling strip light.

STAIRCASE & LANDING

Wooden staircase; fitted carpet on the landing; ceiling light fitting; hatch to the loft space with pull down ladder.

SHOWER ROOM

9'11" x 7'3" (3.03m x 2.20m)
Window to rear; spacious shower cubicle, sink and WC; wall mounted bathroom cabinet and storage cupboards; inset ceiling spotlights; ceiling extractor; ceramic tile flooring.

BEDROOM 3

17'2" (at longest) x 9'9" (5.22m (at longest) x 2.96m)
Window to front; built-in double wardrobes; fitted corner desk and bookcase; fitted carpet; ceiling light fitting.

GARAGE

17'11" x 12'9" (5.47m x 3.88m)
Up and over door; power and light; wall mounted electric heater; bicycle rack; door to workshop; window into workshop.

WORKSHOP

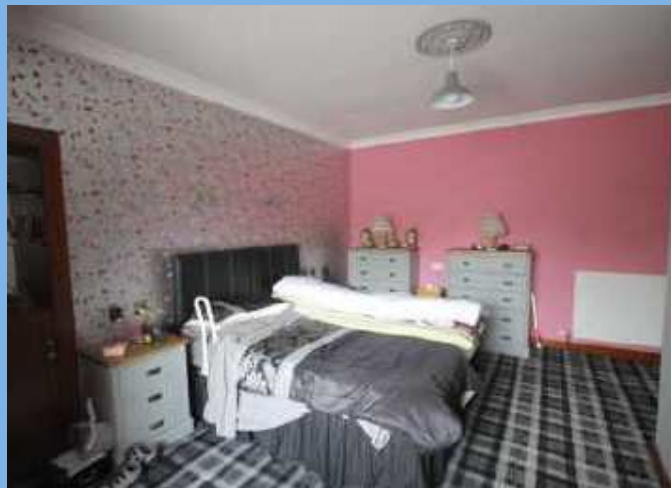
16'5" x 13'1" (5m x 4m)
Window to side; cement flooring; worktops; door through to garage; storage in the rafters.

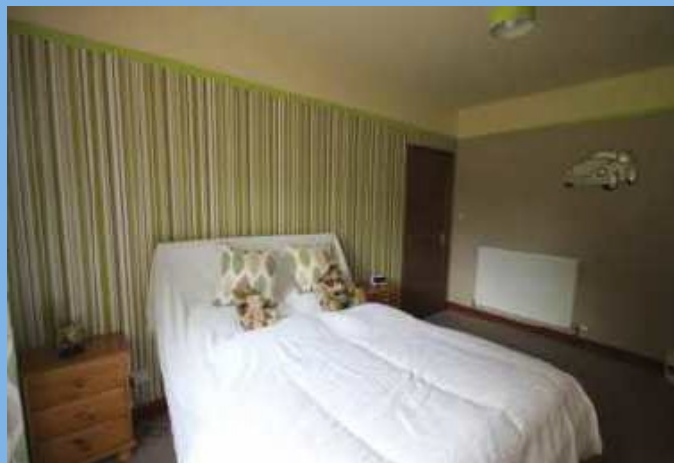
OUTSIDE

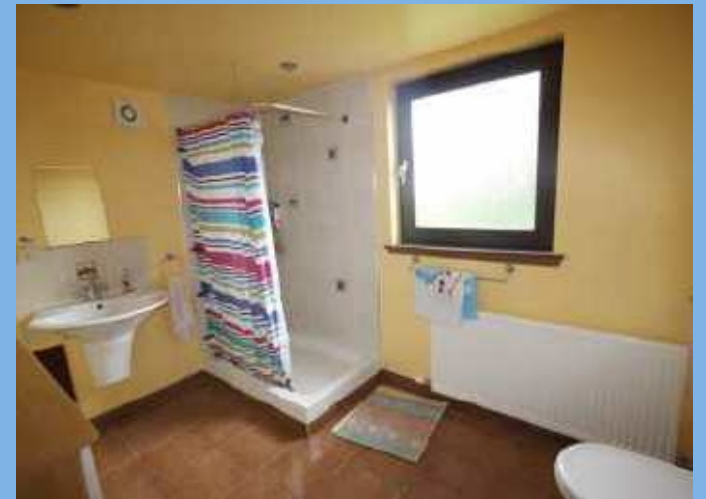
The garden to the front is low maintenance gravel with loc-bloc paving and mature planted borders. The rear garden has an area of lawn with clothes poles and ropes; a raised bed which could be used for vegetables; low maintenance gravel and paving; a car port sites in front of the garage.

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NOTES

Included in the asking price will be all carpets and fitted floor coverings, all curtains and blinds, all light fittings, all bathroom and shower room fittings, the double oven, hob, hood and fridge in the kitchen, all worktops and filing cabinets in the workshop, the coal bunker, the barbecue, the electric hedge trimmer, the electric circular saw, all wood for the stove, the clothes poles and ropes and the bicycle rack in the garage.

Energy Efficiency Rating: D

Council Tax Band: E

Viewing contact selling agent on 01343 555150

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