



CALTHORPE
21 ACADEMY STREET, ELGIN, IV30 1LP

PRICE £355,000

24 Batchen Street / Elgin / Moray / IV30 1BH Tel: **01343 564123** Fax: 01343 564129 email: enquiries@abands.uk.com

www.abands.uk.com







- **Viewing**

Contact **obs** on 01343 564123.

Fabulous Period Property
Garden with Driveway & Garage
Extensively Renovated and Upgraded
Beautifully Appointed throughout
High Quality Finishes
Stunning Décor

- **Ground Floor**

Entrance hallway, lounge, sitting room, rear hall, shower room, large family dining kitchen, utility room, large integral garage,

- **First Floor**

Maid's Room/Studio/Lounge/Bedroom 6 with door to roof terrace (accessed from staircase in the kitchen)

Main Staircase – Bedrooms 2,3,4 and Bathroom

- **Second Floor**

Bedrooms 4 & 5

Adjoining WC and Shower cubicle

- **Garden and Outside**

Lockblock driveway, newly laid Indian Sandstone patio,

- **Hall**

6.2 m x 2 m

Front door with fan light above depicting the name of the house. New carpet. Staircase to the upper floor.

- **Sitting Room**

4.5 m x 4.5 m

Elegantly proportioned and appointed room with front facing window, marble working fireplace. New Carpet.

- **Lounge**

6.2 m x 4.2 m

Fabulous family lounge with windows on three elevations. Feature fireplace with Loxton 5 Mendip wood burning stove with slate hearth. Display alcove. New carpet.

- **Rear Hallway**

Double cloak cupboard with sliding doors. Small window. Doors to the shower room and kitchen.

- **Shower Room**

3.3 m x 1.6 m

Luxury Utopia shower room. Opaque window with deep display shelf. Ladder radiator and vinyl flooring. Recessed downlighters in lowered ceiling. Xpelair.

- **Dining Kitchen**

5.5 m x 4.5 m

Fabulous dining kitchen with central island. Full range of units in cream with contrasting granite work surfaces and Belfast sink. High-quality appliances include the Neff induction hob, combination microwave and oven, warming drawer and dishwasher. Staircase to the 'Maids bedroom' – neatly incorporating Zanussi fridge and further storage.

High quality Amtico Spacia flooring and carpet in the dining area. Recessed LED downlights and recently fitted stable-style door.

- **Maid's Room/Studio/Lounge/Bedroom 6**

5.5 m x 4.4 m

Wonderful "extra" to the property is this versatile room which could be used in a variety of ways. 2 new large Velux Windows and new door opening out on top of the garage – which has potential for becoming a stunning roof terrace.



• **Utility room** **4.37m x 1.6m**
Fully fitted utility room, window to side. Clothes pulley. Worcester Bosch boiler. Recess downlights. Amtico Spacia flooring. Step up to the garage.

• **Upper Floor**
Staircase with half landing and window to the first floor accommodation.

• **Bedroom 1** **6.2 m x 4.2m**
Fabulous master bedroom with high-quality carpet and display alcoves. Triple aspect windows.

• **Bedroom 2** **4 m x 3.35 m**
Front facing window with display alcove, carpet and ample room for furniture.

• **Bedroom 3** **2.45 x 2.35**
Single bedroom or study with front facing window, carpet. Triple fitted wardrobe with sliding doors.

• **Bathroom** **4.5m x 1.9m**
Luxury Utopia bathroom with underfloor heating. Shaped bath, wc, washstand sink and walk-in shower enclosure. Ladder radiator, fitted mirror and cabinet. Window. LED downlights.

Staircase continues up to the second floor.

• **Upper Hall** **3.9 m x 2.25 m**
Bright upper landing with partial coombed ceiling and velux window. Large double linen cupboard. Door to wc. Shower cubicle adjacent.

• **Bedroom 4** **4.15 x 3.8 m**
Double Bedroom. Velux window and South facing window. Fitted wardrobe with sliding door. Access to generous eaves storage. LED downlights. Carpet.

• **Bedroom 5** **3.88m x 2.75m**
Double Bedroom. Velux window and small window to North. Fitted storage. LED downlights. Carpet.

• **WC**
L shaped. Small wash hand basin, wc. Velux window. LED downlights. Mirror. Cabinet.

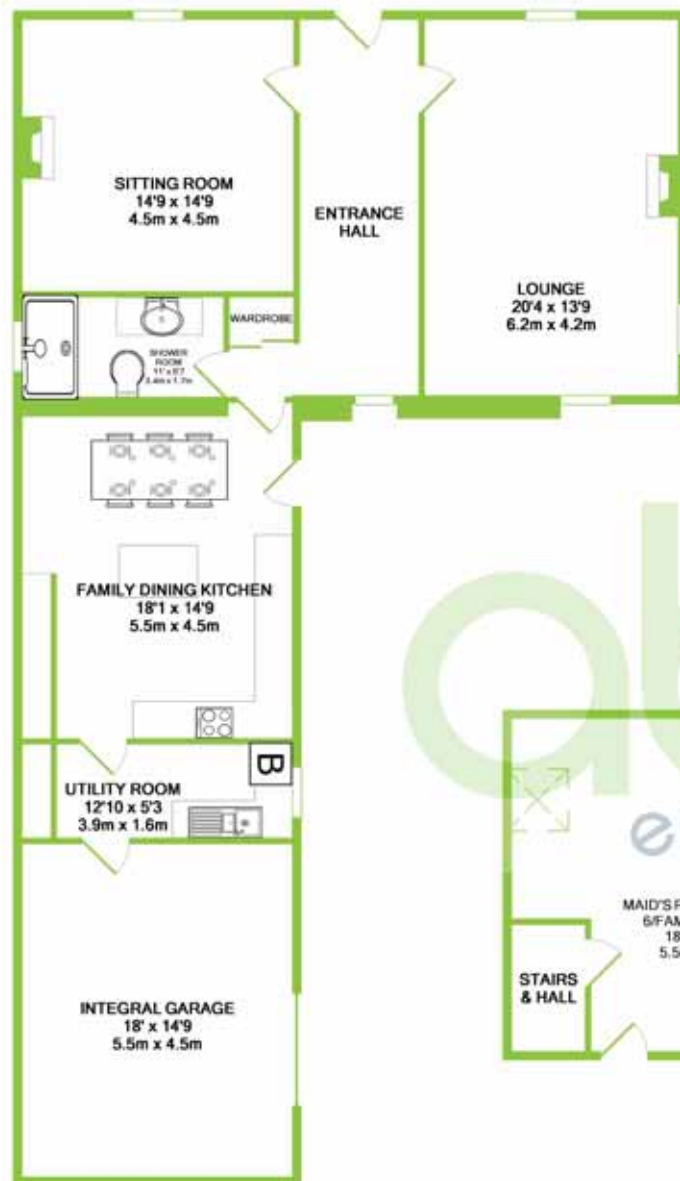
• **Outside**
Neat colourful low maintenance front garden bounded by low stone wall. Lockblock driveway leads to the rear with ample offstreet parking. Lovely Indian Sandstone patio with central lawned area.

• **Garage** **5.5 m x 4.45 m**
Sliding door, workbench, fitted shelving all-round and ample space for kitchen appliances.

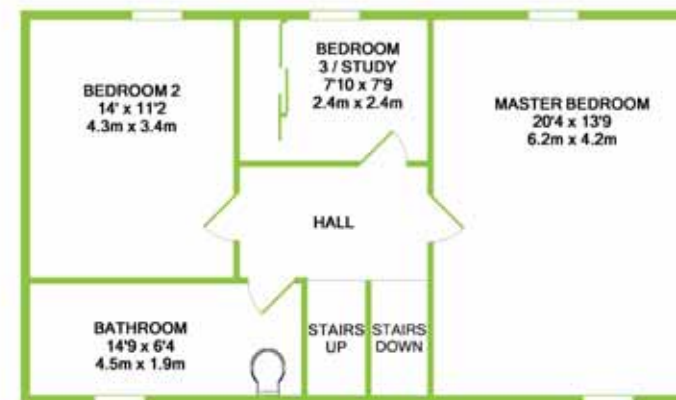
• **Fixtures and fittings**
The fitted floor coverings along with the fitted appliances in the kitchen will be included in the sale. The chandeliers will be removed as will some of the curtains. All moveable items in the garden will be removed with the exception of the raised corner planter.

• **Home report**
Valuation as at August 2017 is £355,000, EPI rating E and Council tax band E.





GROUND FLOOR
APPROX. FLOOR
AREA 1572 SQ. FT.
(146.0 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 713 SQ. FT.
(66.2 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 463 SQ. FT.
(43.0 SQ. M.)



- All measurements and distances are approximate.
- Floorplans are for illustration purposes and may not be to scale.

TOTAL APPROX. FLOOR AREA 2748 SQ. FT. (255.3 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1. The selling agents have not tested any appliances, apparatus, fittings or services and so are unable to verify that they are in working order or fit for their purpose. Interested parties are therefore recommended to obtain verification from their surveyor or test the appliances etc. prior to submitting an offer.
2. The information given above while believed to be correct is intended as a guide only and is not guaranteed. The measurements are approximate.
3. A closing date for offers may be fixed and it is therefore most advisable for prospective purchasers to register their interest with the selling agent. We will endeavour to notify purchasers' solicitors of any closing date, but notwithstanding, the sellers will not be obliged to accept the highest or indeed any offer and have the right to accept an offer at any time or withdraw the property from the market. The sellers will not be liable for any costs incurred by interested parties.
4. For fixed price properties, enquirers should note that the date of entry may be material and any offers subject to survey, subject to finance being obtained, subject to the purchaser's own house being sold or subject to some other suspensive condition may not be considered by the seller.

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a b + s estate agents is the property division of Allan, Black & McCaskie, Solicitors, Elgin and Stewart & McIsaac, Solicitors, Elgin both of whom are members of Moray Solicitors Property Centre

