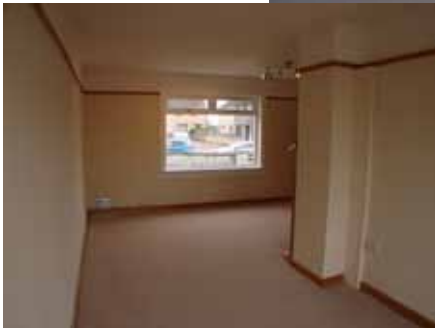




**OFFERS OVER £120,000**



Newly renovated 3 bedroom House in popular residential location, convenient for schools, shops and amenities. Enjoying a set back situation within a curved terraced of 4 houses, this property has newly fitted central heating, new installed double glazing and door, a super new contemporary kitchen and is freshly painted and decorated throughout.

- **Viewing**

Contact  on 01343 564123.

- **Entrance Hall** **2.15m x 3.45m**

Newly door with side panel affording good natural light. Generous Hall. Meter cupboard. Stair to upper floor. Glazed door to Lounge. Opening to Kitchen. 3 way spot, radiator and dado rail. New carpeting.

- **Kitchen** **3 m x 3.6 m**

Newly fitted contemporary kitchen with full range of fitted units in pale gloss grey complemented with coordinating work surfaces and wall panelling. Sink with mixer tap and drainer. Split new Smeg dishwasher, Neff electric oven, Bosch gas hob and Zanussi hood. Window to rear. 4 square spotlight, wood effect vinyl flooring and radiator.

- **Rear Lobby** **1m x 1.5 m**

External door to rear garden. Vinyl flooring, ceiling light connection. Understair cupboard.

- **Lounge & dining room –**

- **L shaped** **4.95 m x 3.5 m and then 6.56 m x 2.5 m**

Super social space. Newly fitted floor-to-ceiling sliding patio doors to the rear plus picture window offer great natural light. 2 light fittings, 2 radiators, gas fire in marble fireplace. Newly fitted carpet and freshly painted.

- **Upper floor**

Window to rear. Newly fitted loft hatch with pull down Ramsy style ladder – the loft has light and power. Again newly carpeted and freshly painted.

- **Bedroom 1**                    **4.2 m x 3 m**

Double bedroom with 2 front facing windows enjoying a fairly open outlook. Ceiling light, radiator and newly fitted carpet.

- **Bedroom 2**                    **3.2 m x 3.4 m**

Double Bedroom with rear facing window. Ceiling light, carpet and radiator.

- **Bedroom 3**                    **2.85 m x 3.77**

3<sup>rd</sup> bedroom front facing window late coving radiator and newly fitted carpet for

- **Shower Room**                **1.8 m x 1.7 m**

Tiled shower room with rear facing opaque window. Sink, wc and raised shower cubicle with mains Mira Sport shower. Ceiling light, Xpelair, vinyl floor and radiator.

- **Outside**

Front garden is fully enclosed and laid in class support pathway to the front. The rear garden is fully enclosed with stone walls and laid in a mix of patio paving slabs and grass. Concrete shed. Gate access to rear path.

- **Fixtures and fittings**

The fitted floor coverings will be included in the sale price together with dishwasher, oven, hob and hood in the kitchen.

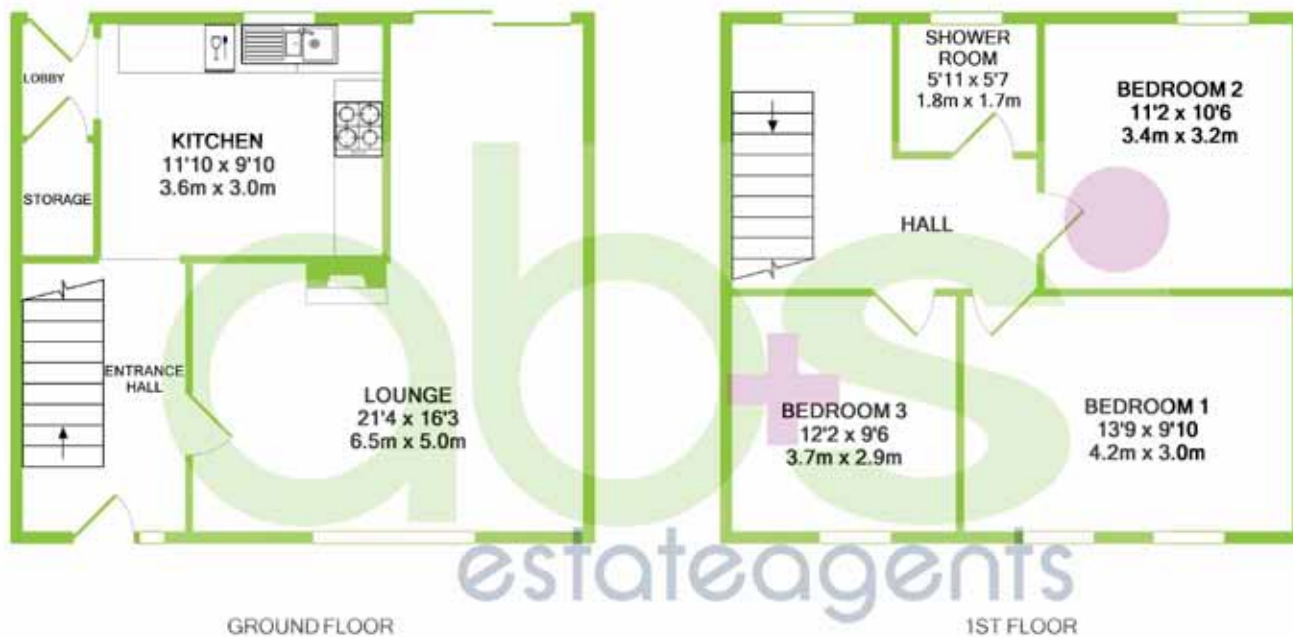
- **Services**

Mains water, drainage and electricity. Gas central heating. Fully double glazing.

- **Home Report Information**

Home report valuation as at February, 2018 is £120,000, EPI rating D and Council Tax Band C.





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

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

