

9 WITTET DRIVE
ELGIN, IV30 1SE



OFFERS OVER £215,000

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

www.abands.uk.com



● Viewing

To arrange an appointment to view telephone the selling agent on 01343 564123

Detached house situated in the desirable West End of Elgin, within the catchment area for West End Primary School and Elgin Academy, and also within walking distance of Dr Gray's Hospital and the town centre.

The property has excellent family-sized accommodation comprising Lounge, Sitting Room/Dining Room, Bathroom and double Bedroom with Conservatory off of it on the ground floor with two further double Bedrooms on the First floor. The property further benefits from gas central heating, double glazing, a fully enclosed rear garden with views across the fields, and a single garage with adjoining shed.

● Entrance Vestibule 1.30m x 1.13m

UPVC door leads to the Entrance Vestibule. Pendant light, tiled flooring and glass panel door to:-

● Hallway

Cupboard with shelving and double sliding doors. Cupboard with shelving housing electricity meter and fuse box. Radiator, smoke detector and pendant light. Doors to Lounge, Sitting Room/Dining Room, Bedroom 1, Kitchen and Bathroom. Staircase to upper floor.

● Lounge 4.14m x 4.62m into the bay window

Well-proportioned room with bay window to the front the property with curtain rail and curtains. Radiator, light fitting, TV wall mount and fitted carpet. Fireplace with tiled surround and hearth. Cupboard with shelving.

● Sitting Room 4.15m x 4.60m

Reception room which could be used as a Sitting Room or a Dining Room. Bay window to the front of the property with curtains. Fireplace with tiled surround and hearth. Two radiators, light fitting and fitted carpet. Recessed alcove with glazed door and shelving with cupboard below.

- **Kitchen** **2.88m x 3.43m**

Basic Kitchen in need of modernisation which at present has some base and wall mounted units and built-in cupboards fitted along one wall. Stainless steel sink and drainer. Window to the rear with roller blind, strip light, vinyl flooring and radiator. Gas combi boiler, plumbing for a washing machine and ceiling clothes pulley. UPVC door with opaque glazed panel to:-



- **Storm Porch** **0.62m x 2.75m**

Windows on three sides. Sliding doors out to the car port.

- **Bathroom** **2.48m x 2.40m**

Four piece cream suite comprising WC, wash hand basin, bath and corner shower cubicle with Mira mains shower fitted. Tiling in the shower area and splash back behind the bath and wash hand basin. Opaque window to the rear. Medicine cabinet, radiator, fitted carpet, wall mirror, X-pelair and pendant light.



- **Bedroom 1** **3.60m x 3.82m**

Double bedroom with patio doors out to the Conservatory fitted with curtain rail and curtains. Built in storage along one wall. Fitted carpet, pendant light and radiator. Cupboard with shelving.



- **Conservatory** **3.75m x 2.95m**

Vertical blinds on three sides, carpet and wall light.

- **Upper Floor**

Staircase with carpet runner leads to the upper floor. Twin secondary glazed windows at the half landing with curtains. Door to eaves storage space. Smoke detector and pendant light.

- **Bedroom 2** **3.08m x 4.31m**

Bedroom with double dormer windows to the front. Built-in storage, pendant light, radiator and two wall lights.

- **Bedroom 3** **3.42m x 3.96m maximum measurements**

Bedroom with double dormer windows to the front. Pendant light, fitted carpet and radiator.

- **Garage**

Stone single garage with adjoining shed.



- **Outside**

Driveway provides off street parking and leads to the timber/perspex car port at the side and, in turn, the garage. Garden to the front has an area of lawn with mature shrubs. Gates at either side of the property lead to the good-sized rear garden which is mainly laid in lawn and has fabulous views over fields.

- **Fixtures and Fittings**

All floor coverings, blinds, light fittings and curtains are included in the sale.

- **Home Report Information**

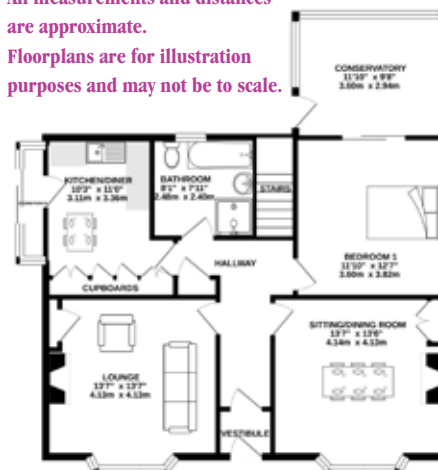
Home report valuation as at January 2020 is £215,000, the EPI rating is E and the council tax band at present is E (this may change upon change of ownership).

- **Planning Permission**

Planning permission has been approved for a rear extension and a new garage. Further details can be found on Moray Council's website under reference 19/00987/APP



GROUND FLOOR



- 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

