



23 East Back Street, Elgin, IV30 4EQ

Offers over £115,000

Desirable upgraded Cottage style bungalow with lovely garden in highly sought after situation within Bishopmill, ideally placed for the shops round the corner, Cooper Park and an easy walk to the town centre.

With new gas central heating and a great new kitchen and shower room as well as an upgraded lounge and bedroom, this great wee property is definitely worthy of a viewing.

Externally, the garden has also been upgraded with a lovely new Indian sandstone patio.

Vestibule 1.15 m x 1 m (3'9" mx 3'3" m)

Entrance Vestibule with light fitting, radiator and carpet. Door to Hallway.

Dining Kitchen 3.35 m x 3.55 m (11'0" mx 11'8" m)

Great asset of the house is this triple aspect dining kitchen bringing in lots of natural light, with 2 East facing, 1 South and 1 West facing window. Full range of units in an attractive cream colour which are complemented by wood effect work surfaces. Fully integral with fridge/freezer, washing machine, dish washer, gas hob, hood, microwave and oven. Decorative central ceiling light fitting, laminate wood flooring and radiator.

Hallway

T shaped central hallway with 2 light fittings, radiator and carpet. Boiler cupboard (1.15 m x 1.18 m) housing the new Worcester central heating combination boiler and shelving.

Lounge 4 m x 3 m (13'1" mx 9'10" m)

Cosy lounge with garden facing window. 3 arm light fitting, carpet and 2 radiators. Display alcove.

Bedroom 1 2.6 m x 4 m (8'6" mx 13'1" m)

Double bedroom with excellent wall to wall and floor to ceiling range of fitted wardrobes. Window to rear. Pendant light fitting, radiator and carpet.

Bedroom 2 2.4 m x 2.85 m (7'10" mx 9'4" m)

Versatile room. Window to East Back Street, Ceiling light, radiator and carpet.

Dressing Room 1.7 m x 1.55 m (5'7" mx 5'1" m)

Great wee room adjacent to the shower room. Window overlooking the side garden. Light fitting and tile flooring as shower room.

Shower Room 1.7 m x 2.65 m (5'7" mx 8'8" m)

Newly installed shower room with walk-in double shower enclosure with wet wall panelling and Mains shower in place. Vanity incorporating wc and basin with matching wall cabinet above. Decorative wall tiles. Window with roller blind. Ceiling spotlights, ladder radiator and tile flooring. Sloping ceiling. Xpelair.

Garden

The garden lies to the side and rear of the house and a beautiful raised Indian Sandstone patio has been laid. In addition there's an eating apple, cooking apple and pear tree.

Fixtures and Fittings

The fitted floor coverings, blinds and light fittings will be included along with the integral appliances in the Kitchen.

Services

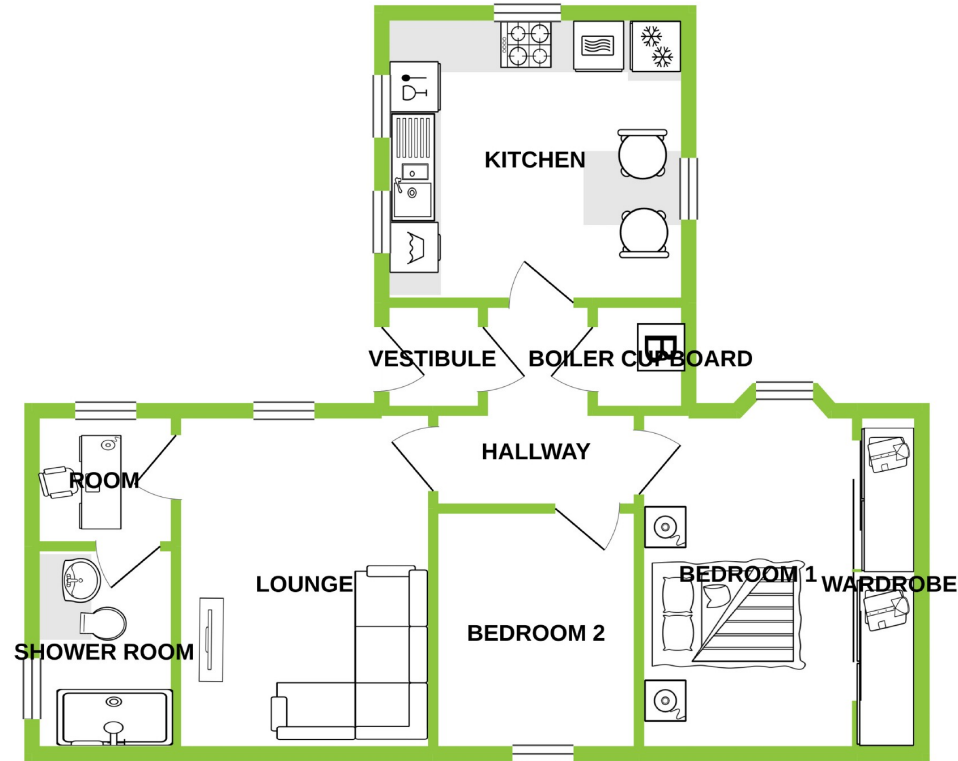
Mains electricity, water and drainage. Gas central heating and double glazing.

Home Report

Home Report valuation as at October, 2021 is £115,000, EPI rating is C and Council Tax Band C



GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA - 628 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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