

31 Hamilton Drive  
Elgin  
Morayshire  
IV30 4NN



**Offers Over £360,000**

Located in a desirable residential area in Elgin is this 4 Bedroom Detached House which benefits from far reaching southerly views across Elgin and beyond. The property is conveniently positioned and is within walking distance to Elgin Academy, Bishopmill Primary School and Quarry Woods.



## Features

4 Bedroom Detached House

Desirable residential area location

Far reaching southerly views

Own Driveway and Garage

Double Glazing

Gas Central Heating with modern Worcester boiler

Located in a desirable residential area in Elgin is this 4 Bedroom Detached House which benefits from far reaching southerly views across Elgin and beyond. The property is conveniently positioned and is within walking distance to Elgin Academy, Bishopmill Primary School and Quarry Woods.

Accommodation comprises an Entrance Porch, Hallway, Lounge / Diner, Conservatory, Kitchen, Utility Room, Office, 2 Ground Floor Bedrooms (En-suite Cloakroom W.C to the Master), Bathroom and 2 further Bedrooms on the 1st Floor.

Entrance into the property is via a part panelled front entrance door with single glazed lead windows which leads into the Entrance Porch

Entrance Porch  
Ceiling light fitting  
Double glazed window to the front aspect  
Electric heater  
Tiled flooring

A door leads in to the Hallway

Hallway  
Pendant light fitting  
Double radiator  
Open tread staircase which leads up to the First Floor Landing  
Built-in storage cupboard  
2nd pendant light fitting  
Recessed alcove with a wall light  
Double glazed window to the side aspect  
Fitted carpet

Doors lead to the Lounge/Diner, Conservatory, Ground Floor Bedrooms & the Study/Bedroom & doors lead to the Kitchen & Bathroom

Lounge / Diner: 24'8" x 11'1" (7.51 x 3.37)  
Coved ceiling with 2 pendant light fittings  
Double glazed window to the rear aspect offering views across Elgin Town  
Double radiator  
Traditional fire surround with an working open fire with tiled insets either side  
Fitted carpet

The room continues with a pendant light fitting  
Double radiator  
Space to accommodate a dining table  
Engineered wood flooring  
Doors lead to the Conservatory & Kitchen

Conservatory: 14' x 10'8" (4.27 x 3.25)  
Polycarbonate roof  
Double glazed windows to all aspects of the room

Double radiator  
Double glazed double doors to the side aspect which lead out to the Garden  
Laminate flooring

Kitchen: 11'7" x 8'4" widening to 12' (3.52 x 2.54)  
Coved ceiling with recessed ceiling lighting  
Double glazed window to the front aspect  
Wall mounted cupboards with under unit lighting & fitted base units  
½ style sink with drainer unit & mixer tap  
Integrated 5 ring gas hob, overhead extractor hood, electric double oven, fridge & dishwasher  
Vinyl flooring

Doors lead in to the Hallway & Utility Room

Utility Room: 19'4" x 6'7" (5.89 x 1.99)  
Pendant light fitting  
Double glazed windows to the rear aspect  
Double glazed frosted door which gives access out to the Garden  
Double glazed frosted window to the front which leads out to the Driveway Area  
Fitted base units with a single sink & drainer unit  
Space to accommodate a fridge freezer, washing machine & tumble dryer  
Vinyl flooring

A door leads in to the Garage

Bedroom/Office: 10'10" x 10'11" (3.3 x 3.32)  
Pendant light fitting  
Double glazed window to the front & side aspects  
Double radiator  
Fitted carpet

Master Bedroom with En-Suite W.C Cloakroom: 14'10" reducing to 11' x 11' (4.52 reducing to 3.62 x 3.62)  
Pendant light fitting  
Double glazed window to the rear aspect offering views across Elgin  
Double radiator  
Fitted carpet

En-suite Cloakroom W.C  
Pendant light fitting  
Pedestal wash basin & W.C  
Half height tiled walls  
Fitted carpet

Bedroom 2: 10'11" x 9'4" (3.32 x 2.84)  
Pendant light fitting  
Double glazed window to the side aspect  
Double radiator  
Fitted carpet

Ground Floor Bathroom: 8'5" x 6' (2.56 x 1.83)  
Recessed ceiling lighting

Double glazed frosted window to the front aspect  
Single radiator  
Bath with tiled walls, shower screen & electric Mira shower  
Pedestal wash basin & W.C  
Half height tiled walls  
Vinyl flooring

#### 1st Floor Accommodation

Landing  
Pendant light fitting  
Loft access hatch  
Built-in shelved storage cupboard

Bedroom Three: 12'8" maximum plus window recess x 10'1" (3.86 x 3.07)  
Pendant light fitting  
Double glazed Velux window to the rear aspect  
Single radiator  
Built-in wardrobe & a built-in storage cupboard into the eaves  
Built-in storage cupboard 14'5" long x 5'3" & a ceiling height of 6'7" with a pendant light & fitted carpet  
Fitted carpet

Bedroom Four: 13'11" maximum in to window recess x 10'1" maximum in to door recess (4.23 x 3.07)  
Pendant light fitting  
Double glazed Velux window  
Single radiator  
Built-in eave storage cupboards  
Access hatch into eave space  
Built-in wardrobe  
Fitted carpet

#### Garden

A generous sized garden benefiting from a sunny southerly aspect  
Mostly laid to lawn with a paved seating area

#### Driveway and Garage

The property benefits from its own private driveway providing parking for 3-4 vehicles  
This leads to a garage which is fitted with an up and over door to the front power and lighting  
There is a double glazed window at the rear and an internal door which gives direct access into the Utility Room.

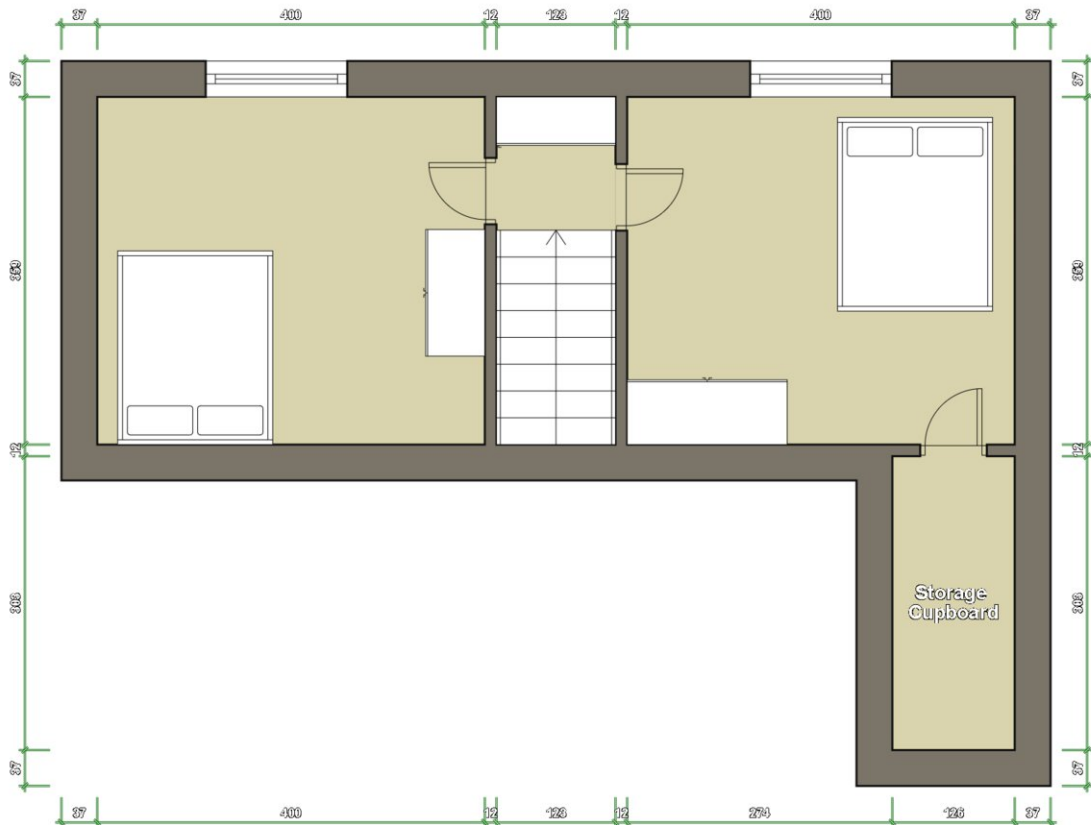
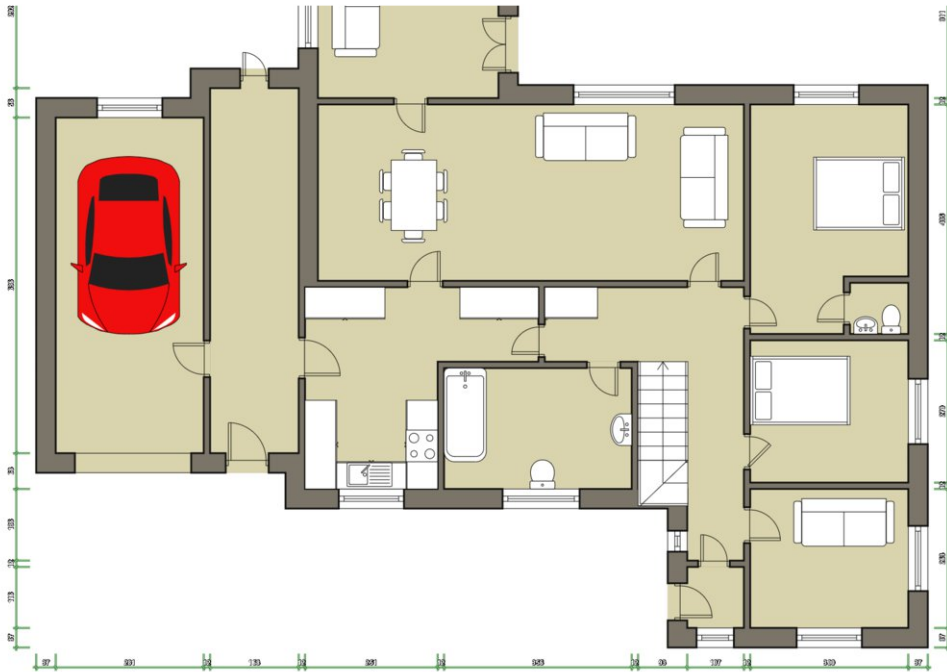
Garage: 20'6" maximum x 9'10" maximum (6.25 x 2.99)  
Lighting within  
Up & over door to the front  
Double glazed window to the rear aspect  
Worcester gas boiler located to the rear

#### Note 1

All light fittings, curtains & fitted blinds & floor coverings are to remain.

# Floorplan

Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.



























## Energy Performance Rate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>	62		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

## Council Tax Band

Currently E

**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.