

4 West Covesea Road  
Elgin  
Scotland  
IV30 5QF



**Offers Over £315,000**

Benefiting from an open outlook is this 4/5 Bedroom Detached Family Home. The property provides generous sized living accommodation and is well placed for local amenities which include Bishopmill Primary School and Elgin Academy.

### Features

4/5 Bedroom Detached House

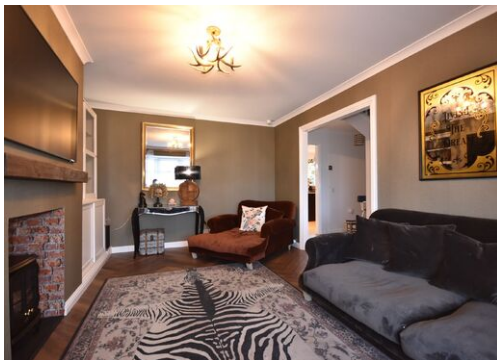
Open outlook to the front

En-Suite to Master Bedroom

29ft Kitchen / Diner

Own Driveway and Garage with Electric Roller Door

Double Glazing and Gas Central Heating



Benefiting from an open outlook is this 4/5 Bedroom Detached Family Home. The property provides generous sized living accommodation and is well placed for local amenities which include Bishopmill Primary School and Elgin Academy.

Accommodation comprises a Hallway, Ground Floor W.C, Lounge, a 29ft Kitchen / Diner, Utility Room and a Ground Floor 5th Bedroom / Office. The 1st Floor comprises a Landing, Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe, 3 further Bedrooms and a Bathroom.

#### Hallway

Coved ceiling with 2 pendant light fittings  
Single radiator  
A carpeted staircase leads to the 1st floor landing  
Built-in under-stairs storage cupboard  
Herringbone design laminate flooring

#### Ground Floor W.C – 6'11" (2.10) x 6'3" (1.89) max

Ceiling light fitting  
Single radiator  
Floating design wash hand basin with mixer tap  
Press flush W.C  
Tile effect flooring

#### Lounge – 18' (5.49) max into bay window recess x 11'7" (3.52)

An open double door entrance leads into the room  
Coved ceiling with ceiling light fitting  
Double glazed window to the front offering a view across the development communal green  
An electric stove effect fire with fitted cupboard space either side with display cabinets  
Double radiator  
Herringbone design laminate flooring

#### Kitchen / Diner – 29' (8.83) x 9'6" (2.89) max

A spacious room comprising a coved ceiling with 3 ceiling light fittings  
2 double glazed windows to the rear  
2 double radiators  
The kitchen area features wall mounted cupboards and fitted base units  
Integrated 5-ring gas hob, microwave, electric oven, fridge/freezer and dishwasher  
1 ½ style sink with drainer unit and mixer tap  
Breakfast bar seating area  
The room can accommodate both a dining table and settee at one end of the room  
Tile effect flooring  
Double glazed French patio doors lead out to the Rear Garden

A door leads through to the Utility Room

#### Utility Room – 10'5" (3.17) max into door recess x 5'6" (1.67) max plus door recess

Pendant light fitting  
Double glazed window to the rear  
Single radiator  
Fitted base unit with single sink and drainer unit  
Space beneath to accommodate a washing machine and tumble dryer

Built-in storage cupboard

Tile effect flooring

A side entrance door leads out to the side pathway and garden and an internal door leads into the Garage

Ground Floor 5th Bedroom / Office – 12'3" (3.73) into bay window and plus cupboard space x 9'11" (3.02)

Pendant light fitting

Double glazed bay window to the front offering an open outlook across the communal green

Double radiator

Built-in single wardrobe

Herringbone design laminate flooring

#### 1st Floor Accommodation

Landing

Pendant light fitting

Loft access hatch

Single radiator

Built-in shelved cupboard

Fitted carpet

Bedroom One with En-Suite Shower Room & Walk-in Wardrobe – 14'6" (4.42) x 10'8" (3.25) plus wardrobe space

Pendant light fitting

Double glazed window to the front offering views across the communal green & distant views towards Lossiemouth

Double radiator

Fitted carpet

Walk-in wardrobe – 5'10" (1.77) x 4'3" (1.29)

Pendant light fitting

Fitted hanging & shelf space

Fitted carpet

En-suite Shower Room – 5'10" (1.77) x 5'4" (1.62)

Ceiling light fitting

Double glazed frosted window to the side

Single radiator

Floating design wash basin with mixer tap & press flush WC

Shower cubicle enclosure with wet wall finish & mains shower within

Tile effect flooring

Bedroom Two – 10'4" (3.15) x 10' (3.05) widening to 11'11" (3.62) plus wardrobe space

Pendant light fitting

Double glazed window to the front offering views across the communal green & distant views towards

Single radiator

Built-in single wardrobe

Fitted carpet

Bedroom Three – 14'9" (4.49) plus wardrobe space x 8'9" (2.66)max

Pendant light fitting  
Double glazed window to the rear  
Single radiator  
Built-in double wardrobe  
Fitted carpet

Bedroom Four – 9'9" (2.96) plus wardrobe space x 7' (2.13) plus door recess  
Pendant light fitting  
Double glazed window to the rear  
Single radiator  
Built-in double storage cupboard  
Fitted carpet

Bathroom – 5'11" (1.8) x 7'1" (2.15)  
Ceiling light fitting  
Double glazed frosted window to the side  
Single radiator  
Basin with mixer tap, electric shaver point with mirror & an a press flush WC  
Bath with shower screen & mains shower & tiled walls to the bath area  
Vinyl flooring

Garden  
Canopied seating area with a polycarbonate roof providing a sheltered space and a BBQ shelter  
Mostly laid to lawn with a short flight of steps lead up to the main area of garden which features a garden pond to one side  
A small garden shed to the side of the property

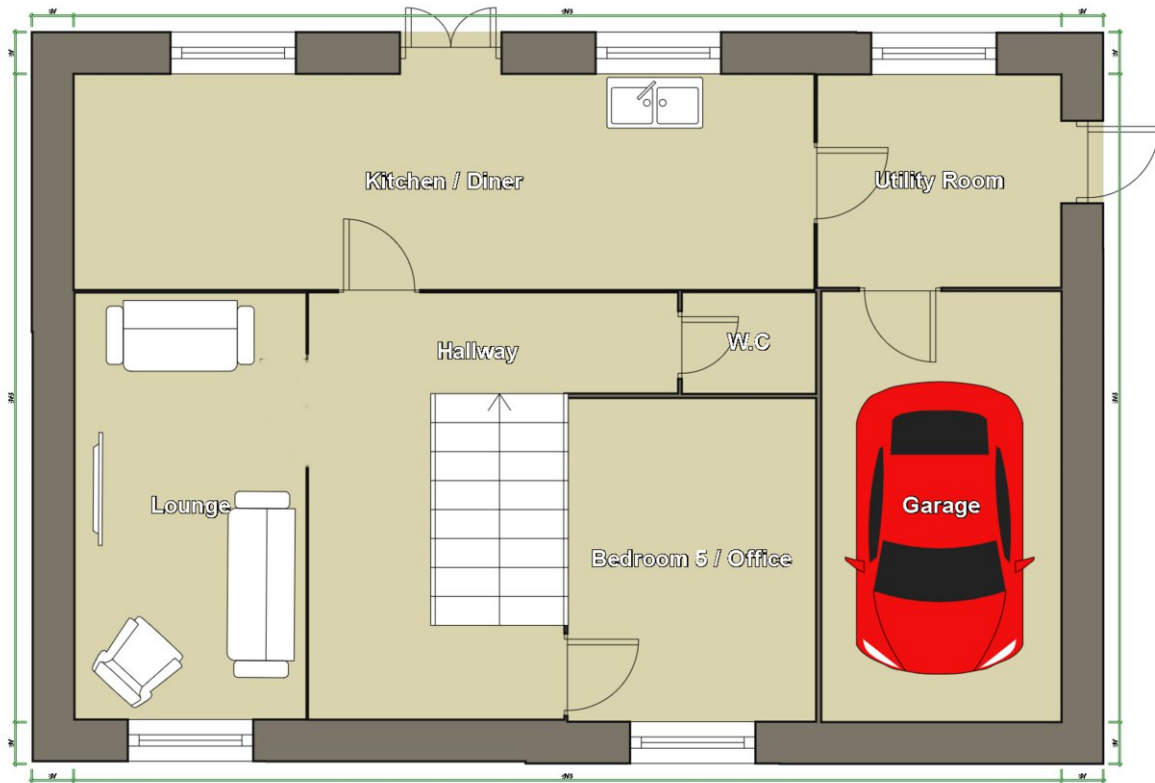
Driveway  
Off-street parking for 2 vehicles

Garage – 18'9" (5.71) max x 10'1" (3.07) max  
Electric roller door to the front  
Fitted with power and lighting  
Gas boiler located to one corner

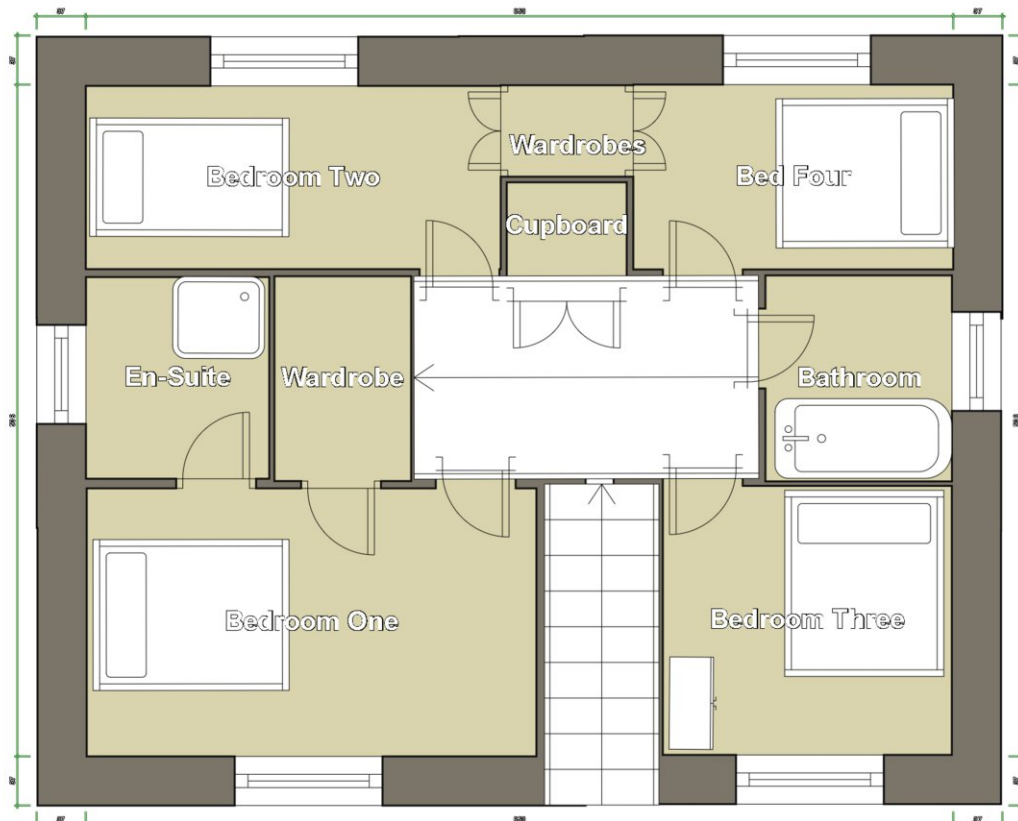
#### Note 1

All fitted blinds, floor coverings and light fittings are to remain. Also to remain will be the Greenhouse, BBQ shelter, Garden Canopy & Garden Shed.

# Floorplan

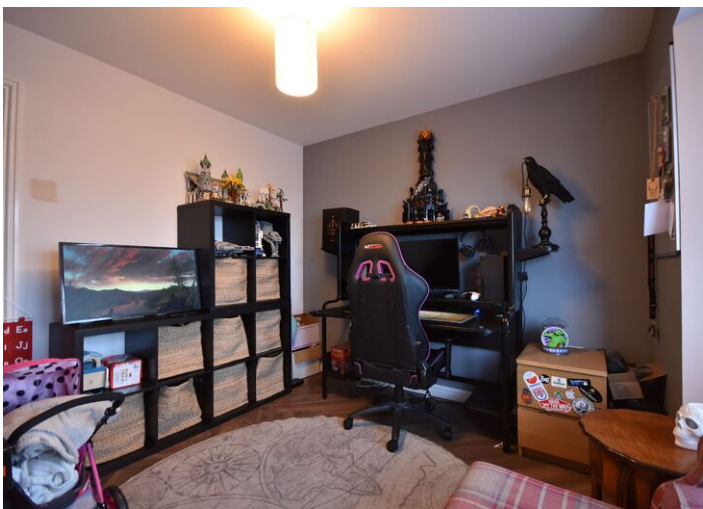


Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on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













## Energy Performance Rate

## Council Tax Band

Currently F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>	81		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

**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.