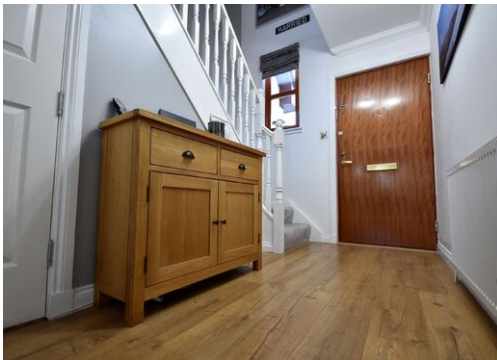


10 Fogwatt Lane,

Elgin,

IV30 6GG



Offers Over £230,000

Located within close proximity to Elgin's local amenities is this Detached 3 Bedroom Family Home. The property benefits from its Own Driveway to Garage and a spacious Rear Garden.

Features

Detached 3 Bedroom House

Spacious Rear Garden

Own Driveway and Garage with Electric Roller Door

Double Glazing

Gas Central Heating

Located within close proximity to Elgin's local amenities is this Detached 3 Bedroom Family Home. The property benefits from its Own Driveway to Garage and a spacious Rear Garden.

Accommodation comprises on the Ground Floor a Hallway, Lounge, Dining Area, Kitchen, Utility Room and Cloakroom. The 1st Floor Accommodation comprises 3 Double Bedrooms and the Bathroom.

Entrance to the property is via a front entrance door which leads into the Hallway.

Hallway:

Coved ceiling with ceiling light fitting

Single radiator

Carpeted staircase leads to the 1st Floor Accommodation with a built-in under-stairs storage cupboard

Laminate flooring

Lounge: 11'4" x 11'3" (3.45 x 3.42)

Coved ceiling with ceiling light fitting

Double glazed window to the front aspect

Single radiator.

Laminate flooring

Dining Room: 10'5" x 9'7" (3.17 x 2.91)

Coved ceiling with ceiling light fitting (not included)

Double glazed sliding doors to the rear which give access to the Garden

Single radiator

Laminate flooring.

Kitchen: 10'5" x 9'6" (3.17 x 2.89)

Coved ceiling with ceiling light fitting,

Double glazed window looking on to the garden

Single radiator

Wall mounted cupboards with under-unit lighting

Fitted base units with roll top work surfaces

Single sink with drainer unit and mixer tap.

Integrated appliances include an electric hob, electric oven and a dishwasher.

Space to accommodate an American style fridge/freezer.

Tile effect laminate flooring

Utility Room: 8'8" x 5'5" (2.64 x 1.64)

Coved ceiling with pendant light fitting

Single radiator.

Fitted base unit with a single sink, drainer unit and mixer tap.

Space to accommodate a washing machine.

Tile effect laminate flooring.

A rear entrance door with double glazed frosted window which gives access to the Garden

Doors lead to Integral Garage and the Ground Floor Cloakroom.

Ground Floor Cloakroom:

Coved ceiling with pendant light fitting
Single radiator
A 2-piece suite comprising a press-flush WC
Wall mounted hand basin with splash back tiling.
Laminate flooring

1st Floor Accommodation**Landing:**

Coved ceiling with pendant light fitting
Loft access hatch
Single radiator
Built-in shelved storage cupboard
Fitted carpet.

Bedroom 1: 15'3" into window recess plus and plus wardrobe space x 11'9" (4.64 x 3.57)

A very spacious room
Pendant light fitting
2 double glazed Velux windows to the rear both fitted with integral blinds
Double radiator
Built-in double wardrobe with sliding mirrored doors
Fitted carpet.

Bedroom 2: 14'6" into door recess x 10'3" (4.42 x 3.12)

Coved ceiling with pendant light fitting
Double glazed window to the front aspect
Single radiator
Feature panelled wall to one end of the room
Built-in wardrobe with sliding mirrored doors
Fitted carpet.

Bedroom 3: 11'7" x 10'1" plus wardrobe space (3.52 x 3.07)

Coved ceiling with ceiling light fitting
Double glazed window to the rear aspect
Single radiator
Built-in wardrobe with sliding mirrored doors
Fitted carpet.

Bathroom: 8'1" max x 6'9" (2.46 x 2.04)

Coved ceiling with pendant light fitting
Double glazed Velux window with fitted integral blind
Heated chrome style towel rail
Pedestal wash basin with mixer tap
Press-flush WC
Fitted bath fitted with mixer tap, mains shower and shower screen.
Part tiled walls
Laminate flooring

Outside Accommodation

Garden:

The property benefits from a good sized, enclosed rear garden with fenced boundaries which commences with a paved seating area and pathway leading to a side entrance gate. The remainder of the Garden is laid to lawn with a timber built shed.

Driveway:

There is a gravelled driveway with space for parking 3 vehicles which leads to the Integral Garage. There is outside security lighting to the front.

Integral Garage: Internal measurements 19'7" x 11'7" (5.96 x 3.52)

The Garage comprises an insulated electric operated roller door to the front, is fitted with strip lighting and power. There is also heating within the garage with a plumbed radiator connected to the main central heating system.

Note 1

All light fittings (excluding the dining room fitting), fitted blinds and floor coverings are to remain.

Note 2

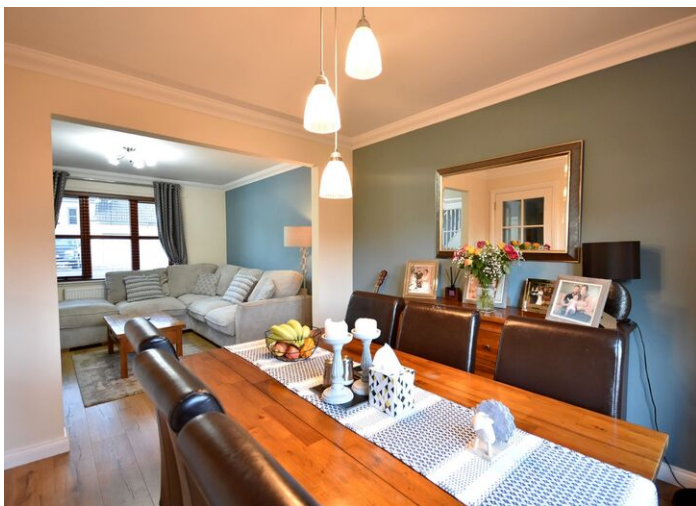
There is an estate communal factoring fee of £30 per quarter approximately.

Energy Performance Rate

Council Tax Band

Currently D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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.