



## **2 County Houses, Miltonduff IV30 8TJ**



We are delighted to be offering this 2/3 Bedroom Semi Detached House located in a semi-rural location, with views over the neighbouring farmland. Miltonduff benefits from an active village hall with the town of Elgin, a 10 minute drive.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen, Family Room/Bedroom 3, Conservatory, Bathroom and 2 Double Bedrooms. Further benefits include driveway leading to a Timber Garage, Front and Enclosed Rear Garden. Electric Central Heating, Double Glazing and Solar Panels.

An internal viewing is recommended.

EPC Rating F

### **OFFERS OVER £190,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

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### **Entrance Hallway**

Entrance to the property is through a secure door with obscure glazed panels. The hallway has laminated flooring, 3 bulb light fitting and smoke alarm to the ceiling. Double radiator, wall mounted coat hooks, recessed shelving fronted by hanging curtains. Under stair cupboard fronted with a wooden louvre provides further storage. Wall mounted consumer units. Doors to the Lounge, Kitchen, Bedroom/Family room and bathroom. Staircase to the 1<sup>st</sup> floor.



### **Lounge – 14'11 (4.55m) X 12'1" (3.68m)**

Single pendant light fitting, coved ceiling and smoke alarm to the ceiling. Wood flooring, windows to the front aspect with hanging curtains. Wall mounted carbon monoxide detector, double radiator, wood burning stove with slate hearth. Various power points, TV and BT point.





**Kitchen – 14'11" (4.55m) x 9'5" (2.86m)**

Fitted kitchen with a range of wall mounted cupboards and base units with a roll top worksurface which is complimented by a gloss brick effect ceramic tile to the walls. Integrated appliances include and under counted double oven, electric hob with built-in overhead stainless steel chimney style extractor hood. Stainless steel 1 ½ sink with chrome mixer tap and drainer. Space for a washing machine. 4 bulb light fitting, smoke alarm, tile effect laminate flooring. Secure door with obscure glazed panel to the garden. Wall mounted shelving, heating control and thermostat. Double radiator. Double glazed window to the rear aspect.





**Bathroom – 5'11" (1.8m) x 6'5" (1.94m)**

Low level W.C, pedestal wash hand basin with chrome mixer tap, bath with chrome taps and wall mounted electric shower and glass shower screen. Full height tiling around the walls. Ceiling light fitting, extractor fan and wall mounted Dimplex heater. Vanity cupboard fronted with mirror doors. Ceramic tiled flooring. Double glazed obscure glass window to the rear aspect.

**Family Room/ Bedroom 3 – 11'9" (3.57m) x 9'4" (2.84m)**

Single pendant light fitting, carpet to the floor, various power points and a double radiator. Double patio doors provides access to the conservatory. Built-in cupboard provides shelved storage.



**Conservatory – 12'3" (3.73m) x 10'0" (3.05m)**

Dwarf wall with double glazed windows to all aspects and polycarbonate roof. Tile effect flooring, double radiator, various power points.



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### **Staircase & Landing**

Carpeted staircase with wall mounted handrail leads to the 1<sup>st</sup> floor. The landing has two single pendant light fittings, smoke alarm, loft access, single radiator and a window to the side aspect. Built-in cupboard for storage.

### **Bedroom – 14'0" (4.27m) x 11'5" (3.47m) max measurement**

Single pendant light fitting, wooden floorboards, double radiator, window with hanging curtains to the rear aspect. Built-in cupboard which houses the water tank. Power points.



### **Bedroom - 12'9" (3.88m) x 10'7" (3.22m) max measurement**

Single pendant light fitting, wooden floorboards, double radiator, various power points, window with hanging curtains overlooks the front aspect.



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### **Driveway & Garage – 9’11” (3.02m) x 20’8” (6.3m)**

Stone chip driveway provides off road car parking and access to the garage.

Concrete floor with a concrete construction, and double timber doors to the front and windows to the back.

### **Stone built Outbuilding – 6’0” (1.83m) x 7’8” (2.33m)**

Stone shed separated into two areas, to provide storage.

### **Front & Rear Garden**

The front garden is enclosed within a small timber and wire fence with gate access. Paved pathway leads to the front door with an outside light. Mainly laid to lawn with shrubs around the perimeter fence and an area to planting.

The rear garden commences with a large, paved patio area which steps down to a further area to lawn. The lower part of the garden has mature trees and wire and timber fencing retaining the boundary.





Note 1 –

All floor coverings, curtains, integrated appliances are included in the sale.

Council Tax Band A

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**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.

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.

**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 01309 696296 for an appointment

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