

76 Wittet Drive
Elgin
IV30 1TD



Offers Over £330,000

Located in the sought after West End area in Elgin is this superb 3 Bedroom Detached House which benefits from a corner plot position. The property has been modernised by the current owners and the property features a spacious sunny rear garden.

Features

3 Bedroom Detached House

Corner Plot Position

West End Location

Double Glazing

Gas Central Heating

Modernised by the current owners

Own Driveway and Garage



Accommodation comprises an Entrance Vestibule, Hallway, Lounge with wood burning stove, a Kitchen / Family Room, Ground Floor Master Bedroom and a Ground Floor Bathroom. The 1st Floor comprises 2 further Bedrooms and a Shower Room

Entrance is via uPVC front entrance door with a double glazed frosted oval window which leads in to the Vestibule

Vestibule
Recessed ceiling light
Tiled flooring

A glazed door leads in to the Hallway

Hallway
Recessed ceiling lighting
Carpeted staircase with with chrome carpet bars which leads up to the First Floor Landing
Built-in storage cupboard with a double socket & telephone socket within
Double radiator
Laminate flooring

Open Plan Design Kitchen & Family Room: 27'11" maximum x 13'5" maximum in to recess reducing to 8'7" plus recess (8.49 x 4.08 reducing to 2.61)
Recessed ceiling lighting & a drop light ceiling fitting to the Kitchen Area
Double glazed window to the rear aspect which looks on to the Garden
Range of white wall mounted cupboards & fitted base units with contrasting dark doors & a 1 ½ style sink with drainer unit & mixer tap
Integrated dishwasher, 5 ring induction hob, overhead extractor unit, integrated Bosch microwave & oven
Breakfast bar seating area
Integrated fridge freezer
Laminate flooring

The room continues with the Family Room

Pendant light fitting
Double glazed Bay window to the front aspect
Double radiator
Laminate flooring

Utility Room: 6'9" plus door recess x 7'11" (2.04 x 2.4)
Ceiling light fitting
Double glazed window to the side aspect
Double radiator
Wall mounted cupboards & a fitted base unit with a circular sink with drainer unit & mixer tap
Space to accommodate a tumble dryer & washing machine
Vinyl flooring

A uPVC door with a double glazed frosted diamond window gives access out to the Garden

Lounge: 15'2" x 13'1" plus recess (4.62 x 3.98)
Coved ceiling with a ceiling light fitting
Double glazed Bay window to the front aspect
Cast Iron style radiator
Recessed alcove with cupboard & shelf space
Mantlepiece featuring a wood burning stove
Laminate flooring

Ground Floor Bedroom: 12'4" x 11'2" (3.76 x 3.4)
Pendant light fitting
Double glazed window to the rear aspect
Double radiator
Fitted carpet

Ground Floor Bathroom: 7'5" x 6'5" (2.25 x 1.94)
Recessed ceiling lighting
Double glazed frosted window to the rear aspect
Contemporary style wall mounted radiator
Floating design vanity unit with a circular sink & mixer tap
Fitted with mirror with integral lighting
Press flush WC
Shower bath with mains twin head shower & a mixer tap
Fitted storage unit with cupboard & shelf space
Part tiled walls
Tiled flooring

First Floor Accommodation

Landing
Loft access hatch
Double glazed window on the half Landing looking over the Garden
Access door into the eave space offering further storage
Fitted carpet

Bedroom 2: 16'5" into the recess & window recess x 8'11" (5 x 2.72)
Pendant light fitting
Double glazed window to the front aspect
Single radiator
Recessed alcove with shelf space
Built-in double wardrobe with sliding mirrored doors
Fitted carpet

Bedroom 3: 10'9" into door recess x 11'6" into window recess reducing to 7'6" (3.27 x 3.5
reducing to 2.28)
Pendant light fitting
Double glazed window to the front aspect
Single radiator
Fitted carpet

Bathroom: 7'2" maximum x 5'6" (2.18 x 1.67)

Recessed ceiling light

Chrome style towel rail

Press flush WC & vanity unit with recessed wash basin & a mixer tap

Fitted mirror with integral lighting

Double quadrant shower cubicle enclosure with recessed shelf, electric shower & tiled walls within

Fitted storage unit

Tiled walls & flooring

Outside Accommodation

Sunny Garden 70' deep x 55' wide

Mostly laid to lawn

Outside garden tap

Gravelled seating area to one corner & one to the side with a side entrance gate

Gravelled drying area

Sheltered storage to the side

2 storage sheds, 1 of which houses the gas boiler

A side entrance gate leads out to the front

Garage

Double doors lead into the Garage from the rear

Up & over door to the front

Note 1

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

Note 2

There is a clause on the title which allows the Moray Council to use a proportion of the front garden ground in the event that they would need to widen Wittet Drive.

Energy Performance Rate

Council Tax Band

Currently E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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.