

52 High Street, Elgin, IV30 1BU

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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 1/2 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.

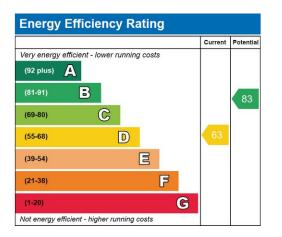
Note 2

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









































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.