

18 Johnston Drive  
Elgin  
Morayshire  
IV30 4FH



**Offers Over £220,000**

Barratt Built 3 Bedroom Terraced House

## Features

3 Bedroom Terraced House

Double Glazing

Gas Central Heating

Solar PV Panels

Good Sized Enclosed Rear Garden

2 Allocated Parking Spaces close to the Property

## **Barratt Built 3 Bedroom Terraced House**

**Accommodation comprises on the Ground Floor an Entrance Hallway, Lounge, Kitchen, Utility Room & a Ground Floor Cloakroom WC. The First Floor Accommodation comprises Bedroom 1 with an En-Suite Shower Room, 2 further Bedrooms & the Bathroom**

**Access to the Property is via a Front Entrance Door with double glazed windows which leads into the Entrance Hallway**

### **Entrance Hallway**

**Ceiling light fitting**

**Single radiator**

**A carpeted staircase leads up to the First Floor Landing**

**Fitted carpet**

**A door leads into the Lounge**

**Lounge: 15'2" x 12'3" maximum plus cupboard space (4.62 x 3.73)**

Pendant light fitting

Double glazed window to the front aspect

2 single radiators

Built-in storage cupboard with fitted carpet within

Fitted carpet

A door leads into the Kitchen

**Kitchen: 11'11" x 11'9" (3.62 x 3.57)**

Ceiling light fitting

Double glazed window to the rear aspect

Double glazed door which leads out to the Garden

Wall mounted cupboards & fitted base units with roll top work surfaces & a single sink with drainer unit & mixer tap

Integrated gas hob, electric oven, overhead extractor hood, fridge freezer & dishwasher

Vinyl flooring

A door leads into the Utility Room

**Utility Room: 6'7" x 3'8" (1.99 x 1.11)**

Ceiling light fitting

Fitted work surface with space beneath for a washing machine

Vinyl flooring

A door leads into the Ground Floor Cloakroom

**Cloakroom: 5'8" x 3'8" (1.72 x 1.11)**

Ceiling light fitting

Double glazed window to the rear aspect

Single radiator

2 piece suite

Vinyl flooring

## **First Floor Accommodation**

### **Landing**

Pendant light fitting  
Loft access hatch  
Single radiator  
Built-in storage cupboard  
Fitted carpet

### **Bedroom 1 with En-Suite: 9'7" widens to 11' x 10'2" plus wardrobe space (2.91 widens to 3.35 x 3.1)**

Pendant light fitting  
Double glazed window to the front aspect  
Single radiator  
Built-in double wardrobe with sliding mirrored doors  
Fitted carpet

A doors leads into the En-Suite Shower Room

### **En-Suite Shower Room: 3'1" into Cubicle Recess x 5'5" maximum (0.32 x 1.84)**

Ceiling light fitting  
Double glazed window to the front aspect  
Single radiator  
Double shower cubicle enclosure with mains shower & tiled walls within  
Electric shaver point  
Vinyl flooring

### **Bedroom 2: 8'10" plus wardrobe space & a door recess x 10'1" maximum (2.69 x 3.07)**

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

### **Bedroom 3: 9'6" x 5'3" widens to 6'7" (2.89 x 1.59 widens to 1.99)**

Pendant light fitting  
Double glazed window to the rear aspect  
Single radiator  
Fitted carpet

### **Bathroom: 6'5" maximum into recess x 6'2" maximum (1.94 x 1.87)**

Ceiling light fitting  
Double glazed window to the side aspect  
Double radiator  
3 piece suite with shower screen, mains shower & tiled walls to the bath area  
Vinyl flooring

**Outside Accommodation**

Good Sized Enclosed Rear Garden  
Fence boundaries  
Laid to lawn  
Timber built shed

**Note 1**  
All light fittings, floor coverings, curtains & blinds are to remain.

**Note 2**  
There is a communal estate factoring fee of approximately £15.08 per month.

**Energy Performance  
Rate**

**Council Tax Band**  
  
**Currently C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		







**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.