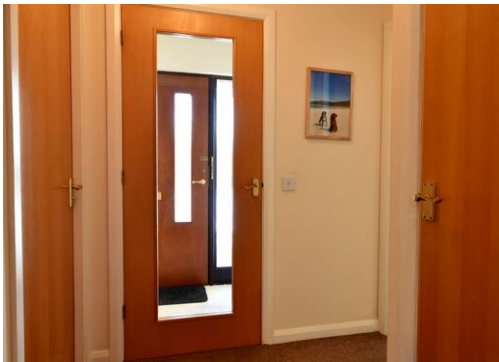


19 Kyd Drive
Elgin
Morayshire
IV30 4GN



Offers Over £130,000

Located within close proximity to Elgin's local amenities is this 1 Bedroom Semi-Detached Bungalow which benefits from its Own Driveway and a Private Rear Garden.

Features

1 Bedroom Semi-Detached Bungalow

Own Driveway

Private Rear Garden

Double Glazing

Gas Central Heating



Located within close proximity to Elgin's local amenities is this 1 Bedroom Semi-Detached Bungalow which benefits from its Own Driveway and a Private Rear Garden.

Accommodation comprises an Entrance Vestibule, Hallway, Lounge, Kitchen, a good-sized Double Bedroom and a Bathroom.

Entrance Vestibule,
Ceiling light fitting
Built-in storage cupboard for coats and shoes
Fitted carpet

Hallway
Loft access hatch
Single radiator
Built-in shelved storage cupboard
Fitted carpet

Lounge – 14'3" (4.34) x 10'10" (3.30)
Pendant light fitting and 2 wall mounted picture lights
Double glazed window to the front
Double radiator
Fitted carpet

Kitchen – 10'9" (3.27) x 9' (2.74)
Ceiling light fitting
Double glazed window to the rear
Single radiator
Wall mounted cupboards and fitted base units
Single sink with drainer unit and mixer tap
Integrated gas hob with electric oven
Space to accommodate a an under-counter fridge, freezer and washing machine
Vinyl flooring

A side entrance door leads out to the garden

Bedroom – 11'2" (3.40) plus wardrobe space x 9'10" (2.99) plus wardrobe space
Pendant light fitting
Double glazed window to the rear
Single radiator
Built-in double wardrobe and 2 further built-in single wardrobes
Fitted carpet

Bathroom – 6'10" (2.07) x 6'1" (1.84)
Pendant light fitting
Double glazed window to the front
Double radiator
Bath with shower screen, mains Mira shower and part tiled walls to the bath area
Pedestal wash basin and press flush W.C
Electric shaver point
Built-in storage cupboard
Vinyl flooring

Garden

An enclosed rear garden which benefits from a private outlook
Timber built shed is to one side with a side gate leading to the driveway
Outside garden tap

Driveway

The property benefits from its own driveway providing off-street parking for a vehicle.

Note 1

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

Energy Performance Rate

Council Tax Band

Currently B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			90
(69-80) C		73	
(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.