

1 Clarendon Court
Elgin
Morayshire
IV30 6TA



Offers Over £110,000

Located within close proximity to Elgin's local amenities is this 1 Bedroom Semi-Detached Bungalow which benefits from a Conservatory.

Features

- Double glazing
- Gas Central Heating
- Conservatory
- Corner Plot Position



Located within close proximity to Elgin's local amenities is this 1 Bedroom Semi-Detached Bungalow which benefits from a Conservatory.

Accommodation comprises a Hallway, Lounge, Kitchen, Rear Entrance with Utility Cupboard, a Conservatory, a Double Bedroom and a Shower Room.

Entrance to the Property is via a single glazed entrance door which leads into the Hallway

Hallway

Coved ceiling with a pendant light fitting

Double glazed window to the front aspect

Single radiator

Walk-in store cupboard with a pendant light fitting, the loft access hatch & built-in cupboard within

Laminate flooring

Lounge: 13'10" x 10'1" maximum (4.21 x 3.07)

Coved ceiling with a pendant light fitting & 2 wall mounted uplighters

2 double glazed windows to the front aspect

Single radiator

Gas Fire

Laminate flooring

Kitchen: 11'11" x 7'10" (3.62 x 2.38)

Coved ceiling with recessed lighting

Double glazed internal window to the rear aspect

Double radiator

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

Space for dishwasher, fridge freezer, free standing gas cooker

Vinyl flooring

A single glazed door leads out to the Conservatory

Conservatory: 11'10" maximum x 9'7" into door recess (3.6 x 3.27)

Plastic lined ceiling

Double glazed window to the side & rear aspects

Double radiator

Double doors lead out to the Garden

Tiled flooring

Utility Cupboard: 5'4" deep x 3'7" wide

Pendant light fitting

Double glazed window to the rear

Space & plumbing for a washing machine

Fitted cupboard & workspace with space above to accommodate a tumble dryer

Tiled flooring

Bedroom: 9'8" plus door recess & plus wardrobe space x 10'9" (2.94 x 3.27)

Coved ceiling with a pendant light fitting

Double glazed window to the rear aspect
Single radiator
Built-in storage cupboard with shelf & hanging space within & houses the hot water tank
Built-in wardrobe
Fitted carpet

Shower Room: 6'8" maximum x 6'8" (2.02 x 2.02)
Ceiling light fitting
Double glazed window to the front aspect
Single radiator
Wall mounted cupboards & display cabinets
3-piece suite with a quadrant shower with electric shower & tiled walls within
Vinyl flooring

Low Maintenance Design Rear Garden
Gravel to one side with the remainder laid to paving
A rear access gate gives access to communal parking the rear
Garden shed

Parking
There is a communal parking area directly to the rear of the property.

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

Energy Performance Rate

Council Tax Band

Currently A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(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.