

17 Deanshaugh Terrace
Elgin
Morayshire
IV30 4EZ



Offers Over £135,000

Located within the Bishopmill area in Elgin is this 2 Bedroom End Terraced House situated on a Corner Plot position. The property benefits from its Own Driveway with Detached Garage.

Features

Double Glazing

Gas Central Heating

Driveway & Detached Garage

Spaced Front Garden Area



Located within the Bishopmill area in Elgin is this 2 Bedroom End Terraced House situated on a Corner Plot position. The property benefits from its Own Driveway with Detached Garage.

Accommodation comprises on the Ground Floor a Hallway, Ground Floor Shower Room, Lounge, Dining Room, Kitchen & Utility Room. The First Floor Accommodation comprises a Landing 2 Bedrooms & a Bathroom.

Access to the Property is via a Front Entrance Door which leads into the Hallway

Hallway

Coved ceiling with a pendant light fitting

Single radiator

A carpeted staircase leads up to the First Floor Landing

Fitted carpet

Ground Floor Shower Room: 7'6" maximum x 6' maximum (2.28 x 1.83)

Ceiling light fitting

Double glazed window to the side aspect

Heated chrome style towel rail

Built-in storage cupboard

3-piece suite with a corner shower cubicle with mains shower within

Vinyl flooring

Lounge: 21'6" x 10'6" reducing to 8'3" (6.55 x 3.2 reducing to 2.51)

Coved ceiling with 2 pendant light fittings

Double glazed window to the front aspect

Double radiator

Gas coal affect fire

Fitted carpet

Double doors lead into the Dining Room

Dining Room: 11'1" plus door recess x 7'2" (3.37 x 2.18)

Coved ceiling with pendant light fitting

Double glazed window to the rear aspect

Double radiator

Fitted carpet

A door leads into the Kitchen

Kitchen: 10'9" x 10'3" (3.27 x 3.12)

Ceiling light fitting

Double glazed window to the rear aspect

Double radiator

Wall mounted cupboards & fitted base units with roll top work surfaces & a 1 ½ style sink with drainer unit & mixer tap

Integrated gas hob & a gas oven

Part of the work surfaces offers a breakfast bar seating area

Space to accommodate a washing machine

Vinyl flooring

A folding door leads into a Utility Area.

Utility Room: 7'11" plus cupboard space x 5'9" (2.4 x 1.75)

Ceiling light fitting

Built-in double storage cupboard

Space to accommodate a fridge & freezer

Vinyl flooring

First Floor Accommodation

Landing

Coved ceiling with a pendant light fitting

Loft access hatch

Built-in storage cupboard

Fitted carpet

Bedroom 1: 13'9" plus wardrobe & cupboard space x 9'10" (4.18 x 2.99)

Pendant light fitting

Double glazed window to the front aspect

Built-in wardrobe to one end of the room with sliding mirrored doors

2 built-in storage cupboards to the other end of the room

Double radiator

Fitted carpet

Bedroom 2: 11'5" x 10'7" into door recess & plus wardrobe space reducing to 7'1" (3.47 x 3.22 reducing to 2.15)

Coved ceiling with a pendant light fitting

Double glazed window to the rear aspect

Single radiator

Built-in triple wardrobe with sliding mirrored doors to one side of the room

Fitted carpet

Bathroom: 8'2" x 5' (2.49 x 1.52)

Coved ceiling with a pendant light fitting

Double glazed window to the side aspect

Heated chrome style towel rail

3-piece suite with mains shower & shower screen to the bath area

Outside Accommodation

Detached Garage: Internal Measurements 18'2" deep x 10'3" wide

Up & over door to the front

Strip light fitting

Double glazed window & entrance door to the side

Fitted power point

Front Garden

Laid to gravel

Rear Garden

Potting Shed: 13'7" maximum x 12'4 maximum
Polycarbonate roof
Single glazed windows
Entrance door with a single glazed window
Carpeted tiled flooring

Rear Garden
Low maintenance in design
Paved pathway with remainder of Garden gravelled
Outside garden tap

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

**Energy Performance
Rate**

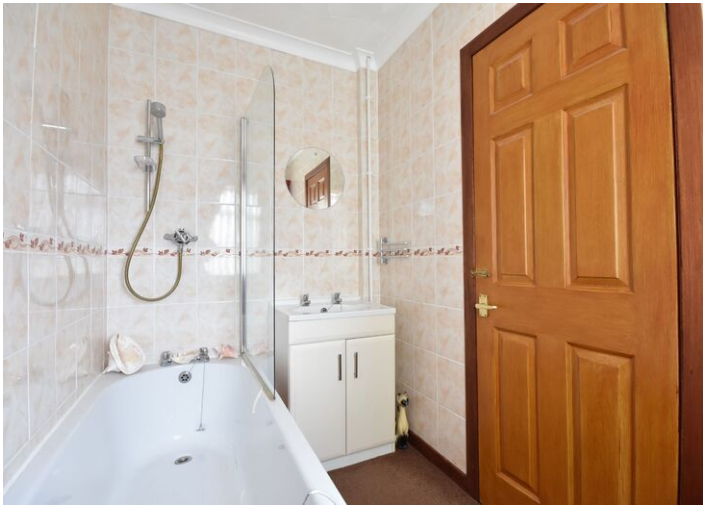
Council Tax Band

Currently B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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.