

24 1/2 South Guildry Street  
Elgin  
Morayshire  
IV30 1QN



**Fixed Price £194,950**

This 3/4 Bedroom House centrally located and within walking distance of Elgin's High Street. The property offers deceptively spacious living accommodation.

### Features

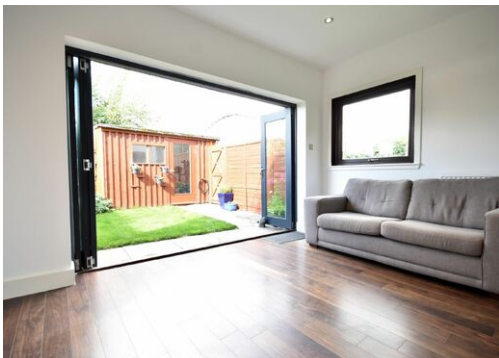
3 / 4 Bedroom Terraced House

Centrally Located

Walking distance to Elgin High Street

Modern Open Plan Design Kitchen / Lounge

1st Floor Bedroom / Reception Room with Roof Terrace



Entrance to the Property is via uPVC double entrance doors with double glazed frosted windows.

#### Hallway

The initial part of the hallway comprises a pendant light fitting

Smoke alarm

Single radiator

Laminate flooring

The hallway continues further with a 2nd pendant light fitting

A carpeted staircase leads to the 1st floor landing

Laminate flooring

Door leads to the Open Plan Lounge and Kitchen and the Ground Floor W.C

#### Ground Floor W.C

Wall mounted light fitting

Vanity unit with recessed wash hand basin

Press flush W.C

Laminate flooring

Open Plan Design Lounge and Kitchen – 22'3" (6.77) max 12'6" (3.81) widening to 13'8" (4.16) max

The lounge area comprises bi-folding doors to the rear and 2 double glazed windows are to the side of the room

The room continues with recessed ceiling lighting to the kitchen area

Heat detector

Wall mounted cupboards with under-unit lighting and fitted base units

Integrated electric hob, overhead extractor hood and oven

Further integrated appliance includes a dishwasher, fridge/freezer and washing machine

Island feature with breakfast bar area, single sink, drainer unit and mixer tap

3 single radiators

Engineered wood flooring

Ground Floor Bedroom 4 / Reception Room – 12'6" (3.81) max and into recess x 8'3" (2.51)

This room is located off the initial part of the hallway

Pendant light fitting

Double glazed window to the front

Single radiator

Fitted carpet

#### 1st Floor Accommodation

This level comprises 2 bedrooms and the shower room

Bedroom One / Upstairs Reception Room – 12'4" (3.76) max x 11'11" (3.62)

This room has the unique feature of a roof terrace / balcony to the rear and could be used as a main bedroom or an upstairs reception room.

Pendant light fitting

Double glazed door to the rear which leads out onto a roof terrace/balcony area

Single radiator

Fitted carpet

Bedroom Two – 11'11" (3.62) max x 8'3" (2.51) max into window recess

Pendant light fitting  
Double glazed windows to the front  
Single radiator  
Fitted carpet

Shower Room – 6'7" (1.99) max into cubicle x 4'10" (1.47)  
Recessed ceiling lighting  
Single radiator  
Vanity unit with recessed wash basin and press flush W.C  
Shower cubicle enclosure with wet wall finish within and mains shower  
Tiled walls and tiled flooring

2nd Floor  
Smoke alarm  
Double glazed Velux window  
Built-in storage area providing loft space and which houses the gas boiler  
Fitted carpet

Bedroom Three – 13' (3.96) max into coombe x 11'3" (3.42) max into recess  
Ceiling light fitting and loft access hatch  
Double glazed window to the front  
Single radiator  
Fitted carpet

Garden  
An enclosed rear garden with timber built shed

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

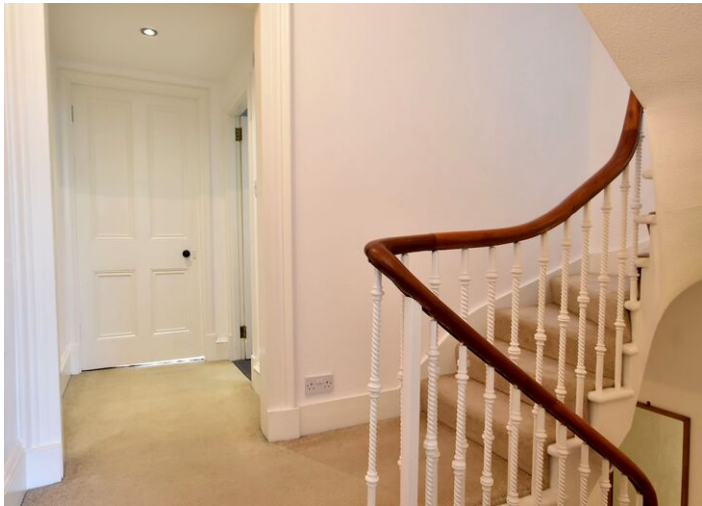
# Energy Performance Rate

# Council Tax Band

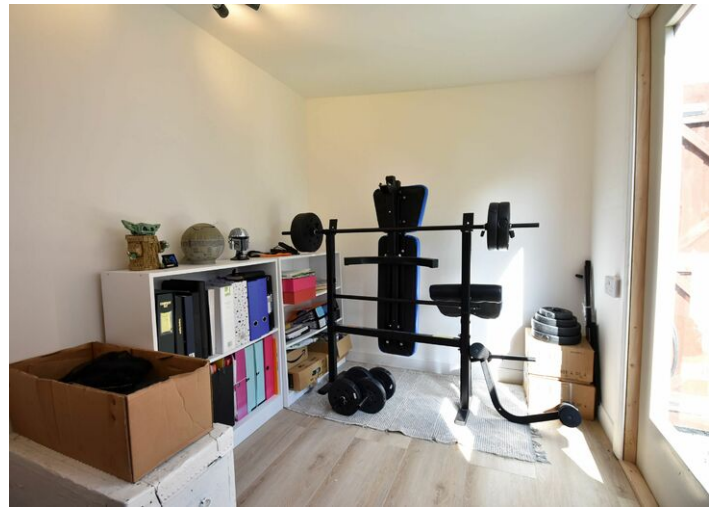
Currently B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>	65		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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.