

33 Victoria Crescent
Elgin
Morayshire
IV30 1RQ



Fixed Price £110,000

1 Bedroom End Terraced Bungalow with a Large Rear Garden
approximate 63' deep

Features

Double Glazing

Gas Central Heating

Large Rear Garden approximate 63' deep

Communal Parking Lay by



Accommodation comprises a Vestibule, Hallway, Lounge, Kitchen, Rear Entrance Porch, Good Sized Double Bedroom & a Bathroom

Access to the Property is via an Entrance Door which leads into the Vestibule.

Vestibule

Pendant light fitting

Fitted carpet

A door leads into the Hallway

Hallway

Pendant light fitting

Single radiator

Built-in storage cupboard which houses the Valliant Gas Boiler & has lighting & carpet within

Fitted carpet

Lounge: 12'6" maximum x 15'6" (3.81 x 4.72)

Ceiling light fitting

Double glazed window to the front aspect

Double radiator

Gas fire

Laminate flooring

Kitchen: 10'8" x 6'7" (3.25 x 1.99)

Pendant light fitting

Loft access hatch

Double glazed window to the rear

Single radiator

Wall mounted cupboards & fitted base units & a single sink with drainer unit

Space to accommodate a washing machine & a free standing electric cooker

Vinyl flooring

A door leads to a Rear Entrance Porch

Rear Entrance Porch: 7'6" maximum x 3'11" (2.28 x 1.18)

Ceiling light fitting

Double glazed window to the rear aspect

A side entrance door gives access out to the Garden

Fitted cupboard

Space to accommodate a fridge freezer

Vinyl flooring

Good Sized Double Bedroom: 11'4" x 11'4" maximum in to wardrobe recess (3.45 x 3.45)

Pendant light fitting

Double glazed window to the side aspect

Single radiator

Built-in open wardrobe with shelf & hanging space & cupboard space above

Fitted carpet

Bathroom: 8'1" x 5'3" maximum (2.46 x 1.59)

Ceiling light fitting

Double glazed frosted window to the side aspect

Single radiator

3 piece suite with shower screen, a mixer tap with shower fitting & wet wall finish to the bath area

Tile affect flooring

Outside Accommodation

Large Rear Garden approx. 63' deep

Mostly laid to law with a timber built shed & a paved pathway

Note 1

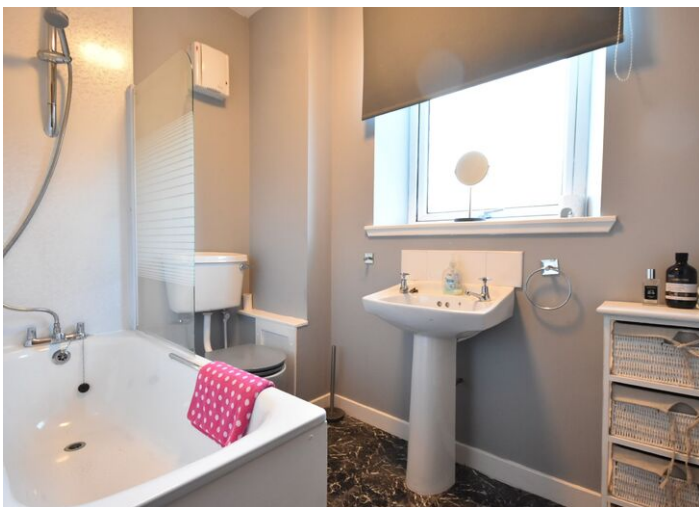
All light fittings, floor coverings & blinds are to remain.

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		89
(69-80) C		
(55-68) D	58	
(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.