

10 Linkwood Court  
Elgin  
Morayshire  
IV30 6LD



**Offers Over £190,000**

Located within a cul-de-sac turning is this 3 Bedroom Semi-Detached House built by Barratt Homes.

The property benefits from Solar PV Panels with Battery Storage, an En-Suite Shower Room and 2 Allocated Parking Spaces to the front of the property.

### **Features**

3 Bedroom Semi-Detached House

Solar PV Panels

En-Suite to Master Bedroom

2 Allocated Parking Spaces to the front

Enclosed Southerly facing Rear Garden

DG & GCH



**Located within a cul-de-sac turning is this 3 Bedroom Semi-Detached House built by Barratt Homes.**

**The property benefits from Solar PV Panels with Battery Storage, an En-Suite Shower Room and 2 Allocated Parking Spaces to the front of the property.**

**Accommodation comprises a Hallway, Lounge, Kitchen / Diner and a Ground Floor W.C Cloakroom. The 1st floor comprises a Landing, Master Bedroom with En-Suite Shower Room, 2 further Bedrooms and a Bathroom.**

Hallway

Ceiling light fitting

Single radiator

A carpeted staircase leads to the 1st floor landing

Laminate flooring

Lounge – 14'1" (4.29) plus recess x 11'5" (3.47) max

Ceiling light fitting

Double glazed window to the front

2 single radiators

Laminate flooring

Kitchen / Diner – 15' (4.57) x 8'8" (2.64) plus door recess area

2 Ceiling light fittings

Double glazed window to the rear

Double radiator

Wall mounted cupboards and fitted base units

Single sink with drainer unit and mixer tap

Integrated gas hob with electric oven

A cupboard houses the gas boiler

Space to accommodate a fridge/freezer and washing machine

A cupboard beneath the sink area could be removed to provide space for a dishwasher

Space at one end of the room to accommodate a dining table

Double glazed French doors to the rear with perfect fit Venetian blinds

Built-in storage cupboard

Laminate flooring

Ground Floor Cloakroom W.C – 6'7" (1.99) max x 3'10" (1.16)

Ceiling light fitting

Single radiator

Pedestal wash basin and press flush W.C

Laminate flooring

## 1st Floor Accommodation

### Landing

Ceiling light fitting  
Loft access hatch  
Double glazed window to the side  
Single radiator  
Built-in storage cupboard  
Fitted carpet

### Bedroom One – 12'2" (3.71) plus wardrobe space x 8'1" (2.46) max

Ceiling light fitting  
Double glazed window to the front  
Single radiator  
Built-in wardrobe  
Fitted carpet

### En-Suite Shower Room – 8'3" (2.51) max and into the shower cubicle recess x 4'5" (1.34) max

Ceiling light fitting  
Single radiator  
Pedestal wash basin and press flush W.C  
Shower cubicle with tiled walls within and electric Mira shower  
Vinyl flooring

### Bedroom Two – 10' (3.05) x 8'1" (2.46)

Pendant light fitting  
Double glazed window to the rear  
Single radiator  
Fitted carpet

### Bedroom Three – 9'7" (2.91) max into recess x 7'5" (2.25) max

Ceiling light fitting  
Double glazed window to the front  
Single radiator  
Fitted carpet

### Bathroom – 6'7" (1.99) x 5'7" (1.70)

Ceiling light fitting  
Double glazed frosted window to the rear  
Heated towel rail  
Bath with shower screen and mains shower  
Vanity unit with recessed wash basin  
Press flush W.C  
Vinyl flooring

### Rear Garden

A sunny southerly facing rear garden  
Commencing with a good sized paved seating area  
The remainder of the garden is laid to lawn with a flowerbed feature to one side and a plastic shed to the rear

Outside garden tap

A side pathway with gate leads to the front of the property

Parking

The property has 2 allocated parking spaces to the front of the property

Note 1

Blinds are to remain and some light fittings.

# Energy Performance Rate

# Council Tax Band

Currently C

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