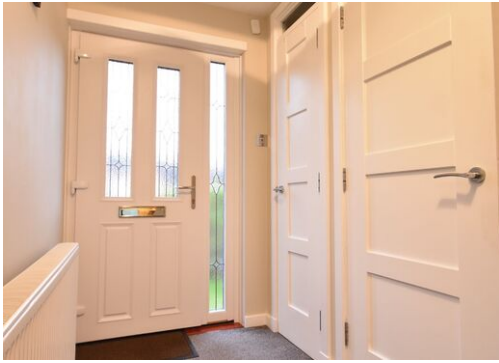
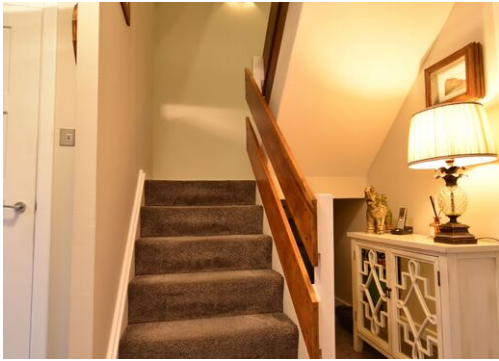


26 Hardhillock Avenue
New Elgin
Elgin
IV30 6UG



Offers Over £150,000

Benefiting from a Corner-Plot Position is this lovely 2 Bedroom Semi-Detached House which is presented in very good decorative order by the current owners. The property also benefits from its Own Driveway to the side of the property providing Off-Street Parking.



Features

2 Bedroom Semi-Detached House

Presented in good decorative order

Corner Plot Position

Own Driveway

Rear Garden with Store Shed

Benefiting from a Corner-Plot Position is this lovely 2 Bedroom Semi-Detached House which is presented in very good decorative order by the current owners. The property also benefits from its Own Driveway to the side of the property providing Off-Street Parking.

Accommodation comprises a Hallway with a Walk-In Store Cupboard, Lounge and a Kitchen / Diner. The 1st floor comprises a Landing, a roomy Master Bedroom with a Walk-In Wardrobe, a further Double Bedroom and a Bathroom.

Entrance is via a modern composite entrance door with double glazed windows and panel window leading to:

Hallway

Ceiling light fitting

Double radiator

A carpeted staircase with under-stairs storage space leads to the 1st floor landing

A built-in storage cupboard houses the electric meter

A walk-in design storage cupboard (4'11 (1.49) max x 6'7" (1.99) max) is fitted with lighting, shelf and carpeted within

Fitted carpet

Lounge – 12'9" (3.88) x 10'6" (3.20)

Ceiling light fitting

Double glazed window to the front

Double radiator

Fitted carpet

Kitchen / Diner – 20'7" (6.28) x 7'6" (2.28)

2 ceiling light fittings

Double glazed window to the rear and double glazed sliding patio door which open out to the garden

Fitted base units and wall mounted cupboards with under unit lighting

Display cabinet with lighting within

Integrated gas hob, electric oven, fridge, freezer and dishwasher

Space to accommodate a washing machine

1 ½ style sink with drainer unit and mixer tap

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

Double radiator

Wood flooring

1st Floor Accommodation

Landing

Recessed ceiling lighting

Loft access hatch which leads to a partially floored loft space

A good-sized built-in storage cupboard

Fitted carpet

Bedroom One – 15’5” (4.69) max into the recess and plus wardrobe space x 9’7” (2.91)

A spacious room comprising a ceiling light fitting
Double glazed window to the front
Double radiator
Fitted carpet

Walk-in Wardrobe – 5’ (1.52) x 6’7” (1.99)

Fitted with both hanging and shelf space within
Pendant light fitting
Fitted carpet

Bedroom Two – 10’10” (3.30) x 10’2” (3.10)

A double bedroom comprising a ceiling light fitting
Double glazed window to the rear
Double radiator
Fitted carpet

Bathroom – 6’6” (1.97) x 7’3” (2.20)

A well-presented bathroom comprising recessed ceiling lighting
Double glazed window to the rear
Fitted cupboard and drawer units with a recessed wash basin and a W.C with a concealed cistern
Shower bath with shower screen, mixer tap and mains shower
Electric shaver point
Part tiled walls and tiled flooring

Rear Garden

An enclosed rear garden featuring a paved seating area with outside garden tap
The remainder of the garden is laid to lawn with a timber-built storage shed
A side access gate leads to the driveway and a rear access gate leads to a pathway which then leads to a communal grassed area
There is also a front and side area of garden

Driveway

The property benefits from its own driveway providing parking for 1 vehicle

Note 1

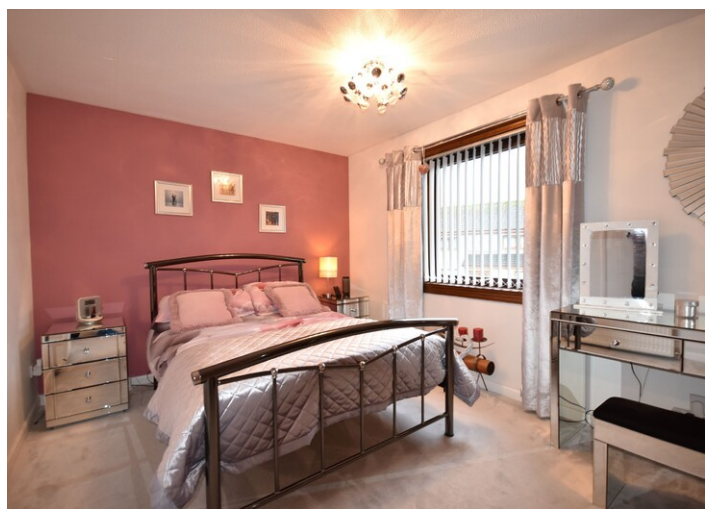
All light fittings, floor coverings, blinds and garden shed are to remain.

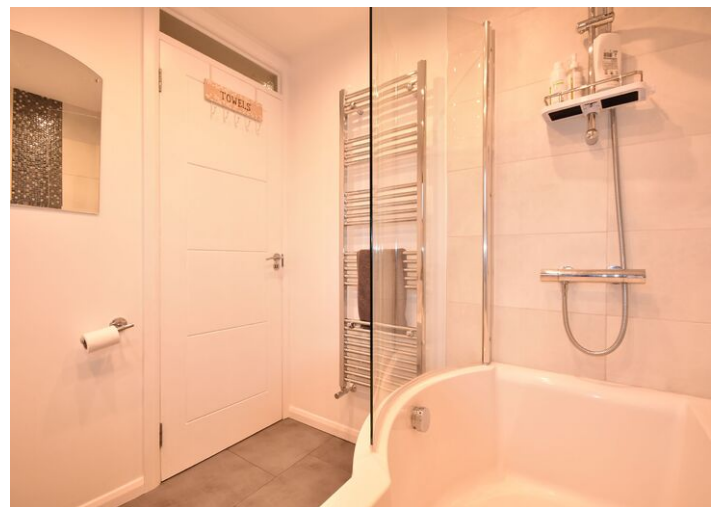
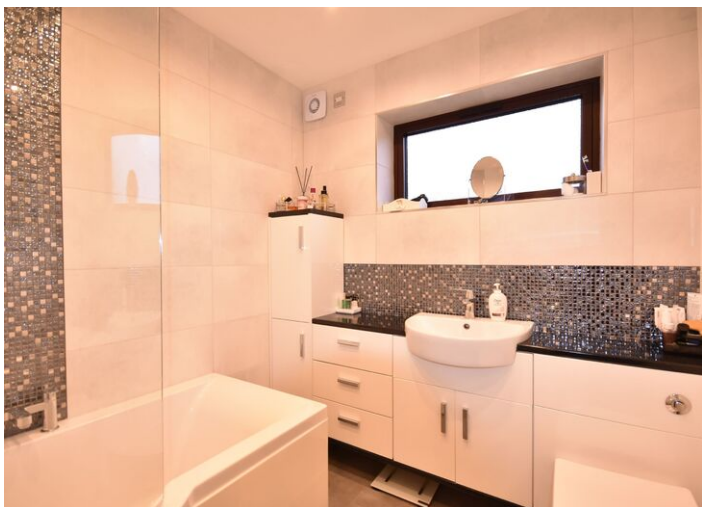
Energy Performance Rate

Council Tax Band

Currently B

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 89 |
| (69-80) C | | 74 | |
| (55-68) D | | | |
| (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.