

105 Wards Road,

Elgin,

IV30 1TE



Offers Over £220,000

Located within the sought-after West End area in Elgin is this stone and 1930's slate built 2 Bedroom Detached Bungalow which benefits from a view to the front across the New Elgin side of the town towards the distant hills.



Features

2 Bedroom Detached stone and slate built Bungalow

West End Location

Corner Plot Position with Views

Own Driveway

Located within the sought-after West End area in Elgin is this 1930's slate and stone built 2 Bedroom Detached Bungalow which benefits from a view to the front across the New Elgin side of the town towards the distant hills.

Accommodation an Entrance Vestibule, Hallway, Lounge, Sitting Room / 2nd Bedroom, Kitchen / Diner, Conservatory, Bedroom One and a Shower Room.

2 Bedroom Detached Bungalow

West End Location

Corner Plot Position with Views

Own Driveway with space to accommodate several vehicles

A newly installed Gas Central Heating System and Boiler in February 2023

Double Glazing

Entrance to the property is via a uPVC front door with double glazed frosted window leading to:

Entrance Vestibule

Pendant light fitting

Painted white floorboards

Hallway

Pendant light fitting

Loft access hatch with Ramsay ladder leads to a partially floored loft space

Double radiator

2 built-in storage cupboards

Painted white floorboards

Lounge – 15'5" (4.69) into bay window x 13' (3.96)

Pendant light fitting

Double glazed bay window to the front offering views across the New Elgin side of the town and outwards the distant hills

Double radiator

Open fireplace

Built-in storage cupboard which houses the newly installed gas boiler

Fitted carpet

Sitting Room / 2nd Bedroom – 15' (4.57) max into bay window x 13' (3.96)

Ceiling light fitting

Double glazed bay window to the front offering views across the New Elgin side of the town and outwards the distant hills

Double radiator

Open fireplace

Fitted carpet

Kitchen / Diner – 20'6" (6.25) x 9'6" (2.89)

A spacious room comprising 2 strip light ceiling fittings

A twin aspect room with a double glazed window to the side and rear

Double radiator

A range of wall mounted cupboards with under-unit lighting and fitted base units and larder style drawer cupboard

Integrated electric hob and oven

1 ½ style sink with drainer unit and mixer tap

Space to accommodate a dishwasher and fridge/freezer (to remain)

Fitted carpet

Conservatory – 16'5" (5.00) plus door recess x 9'2" (2.79)

Double glazed windows to the side and rear with double glazed double doors to the side which lead out to the garden

Wall mounted light fitting

Double radiator

Space to accommodate a washing machine and tumble dryer (to remain)

Vinyl flooring

Bedroom One – 13'5" (4.08) plus wardrobe space x 9'11" (3.02)

Pendant light fitting

Double glazed window to the side

Double radiator

Built-in wardrobe

Fitted carpet

Shower Room – 7'8" (2.33) max x 5'11" (1.80)

Ceiling light fitting

Double glazed frosted window to the side

Single radiator

An accessible shower with electric shower and curtain rail

Pedestal wash basin

W.C

Wet room flooring

Garden

Partly paved with a selection of plants and shrubs including apple trees and a plum trees

A side pathway leads round to the garage and driveway area

Driveway

The property benefits from its own driveway to the front providing parking for several vehicles.

There is a small garage to one side

Note 1

All light fittings and floor coverings are to remain. The fridge / freezer, dishwasher, washing machine and tumble dryer are also to remain.

Energy Performance Rate

Council Tax Band

Currently D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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.