



## **SCHEDULE OF PARTICULARS**



### **BYDAND 10 HAY PLACE ELGIN IV30 1LZ**

DETACHED BUNGALOW

HALL LOUNGE DINING KITCHEN UTILITY ROOM SHOWER ROOM  
3 BEDROOMS WITH MASTER ENSUITE

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN GARAGE STONE OUTBUILDING

**OFFERS OVER £ 260,000**

Ideal for family living, this 3 bedroomed bungalow is located close to the centre of Elgin and Moray College. It is complemented by a gravel driveway with parking for several vehicles leading to a garage and good-sized garden grounds. The gardens are walled with the rear garden south facing. The bungalow has the benefit of gas central heating and DG.

The town of Elgin offers excellent facilities and is in the heart of a popular tourist area. The town benefits from having a Hospital, College of Further Education, Leisure Centre and a range of sports and recreational activities. There is a comprehensive road and rail network.

The accommodation comprises:

#### HALL

Laminate flooring. Sunken matwell. Cupboard with hatch providing access to the attic. The attic is a good size and may lend itself to conversion, subject to any necessary planning permissions.



#### LOUNGE

5.33 x 3.94

A bright room with a large window looking to the front. Stone effect fireplace with granite hearth and timber mantle incorporating a tv shelf. 2 x wall lights. Laminate timber flooring.



#### DINING KITCHEN

3.95 x 3.11

Window looking to the rear garden. Range of timber fronted wall and floor units with complementary work tops and tiling. There is a breakfast bar with units below. Space for

dishwasher. Stainless steel 1 ½ bowl sink. Built under oven and grill, gas hob and cooker hood. Vinyl flooring.



UTILITY ROOM

2.63 x 1.61

Space for washing machine. Storage unit with worktop. Wall mounted gas boiler. Door to the garage and a door to the rear garden. Vinyl flooring.



SHOWER ROOM

4.04 x 1.94

White coloured WC and wash hand basin with cupboard below. Large shower enclosure with sliding door and wet wall boarding. Wall mirror. Tile effect vinyl flooring.



**DOUBLE BEDROOM 1 (rear)**

3.66 x 3.30

Window looking to the rear garden. Timber laminate flooring. Built-in cupboard housing the water and additional wardrobe with shelf and rail. ENSUITE SHOWER ROOM complete with walk-in shower, WC and wash hand basin. Window to the rear. Tiled wall with tile effect vinyl to the floor.



**DOUBLE BEDROOM 2 (side)**

4.04 x 2.31

Window looking to the side. Fitted carpet. Built-in wardrobe.



**BEDROOM 3 (front)**

3.11 x 2.77

Currently used as a dining room. Window looking to the front. Fitted carpet.



#### OTHER FEATURES

Ornate metal gates lead to a gravel driveway and the garage. The longer length garage has an up-and-over door, light and power. It can also be accessed from the utility room.

In the front garden there is a lawn area with a shrub border. The good-sized rear garden is walled and south facing. It has lawn area and shrub borders. To one corner is a stone outbuilding.



#### SPECIAL CONDITIONS OF SALE

The built under oven and cooker hood are included in the sale price and whilst believed to be in working order no warranty is given. It is understood that the hob may not be operational. A Home Report for the property is available from the Selling Solicitors or on [www.onesurvey.org/](http://www.onesurvey.org/).



#### COUNCIL TAX

Band E



**ENERGY RATING**  
Band E

**ENTRY**  
By arrangement.

**VIEWING**  
Strictly by appointment by telephoning 01343 549555.

**PRICE**  
As an indication of price range Offers Over £260,000 are invited.

**CLOSING DATE**

A closing date by which offers must be submitted may be fixed at a later date depending on interest. Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors. Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at any time without further intimation.

The above particulars are set out as a general guide for interested parties. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.

Cockburns  
Solicitors & Estate Agents  
82 High Street Elgin IV30 1BL  
Tel: 01343 549555 Fax: 01343 540024  
Email: [elgin@cockburns-solicitors.com](mailto:elgin@cockburns-solicitors.com) Website: [www.cockburns-solicitors.com](http://www.cockburns-solicitors.com)  
Offices also in Forres and Grantown on Spey

