



SCHEDULE OF PARTICULARS



9 KING STREET NEW ELGIN, ELGIN IV30 6BX

SEMI-DETACHED HOUSE

HALL LOUNGE DINING AREA KITCHEN 2 BEDROOMS SHOWER ROOM

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN GARAGE

OFFERS OVER £145,000

This is a pleasant 2 bedroomed semi-detached house in a popular residential area of New Elgin. The property has the benefit of a single garage and off-road parking along with a good-sized rear garden. There is gas central heating and the house is double glazed except for the dining area window. This property would appeal to first time buyers, couples and small families. Internal viewing is recommended.

Elgin is a busy town which enjoys playing its part in the prosperity and success of the whole Moray area. It provides a welcome location in which to live. There are a number of primary schools, two secondary schools, a College of Further Education, Hospital and leisure centres. Activities in the area include fishing, golf, mountain biking, walking and sailing. The sandy beaches of the Moray Firth are close by with skiing available at the Lecht and the Cairngorm mountains.

The accommodation comprises:

DOWNSTAIRS

The glazed front door opens into the hallway.

HALL

Fitted carpet. Telephone shelf and telephone point. 15 paned door to lounge.



LOUNGE

4.31 x 3.58

Window looking to the front. Built-in gas fire and surround. Decorative timber wall boarding. Alcove with cupboard below. Open plan to Dining Area. Fitted carpet.



DINING AREA

2.69 x 2.28

Window looking to the rear which is single glazed. Large built- in cupboard with shelving. Fitted carpet.



KITCHEN

3.30 x 2.56

Window looking to the rear garden. Range of wall and floor units with complementary work tops and wall tiling. Stainless steel sink and drainer. Built-in cupboard housing the water tank and additional storage cupboard with shelving. Timber lined decorative ceiling. Space for cooker and washing machine. Vinyl flooring. Window mounted extractor fan.



SHOWER ROOM

3.15 x 1.78

Spacious shower room with white coloured WC and wash hand basin with pedestal. Easy access shower. Large single glazed window. Window to rear. Heated towel rail. Wet wall boarding. Extractor fan in the side wall.

REAR HALL

Vinyl flooring. Timber lined decorative ceiling. Door to rear garden.

UPSTAIRS

A carpeted stair leads to the upper accommodation.



BEDROOM 1

4.33 x 3.05

Window looking to the front. Fitted carpet.



BEDROOM 2

3.25 x 2.30

Window looking the rear. Fitted carpet. Hatch to attic.



OUTSIDE

The house is set back from the road and there is a small wall with a metal railing enclosing the easy to maintain gravelled front garden. To the side of the property is a driveway leading to the good-sized garage. The garage has light and power. There is an outside water tap to the rear of the garage. There is also a blockwork shed which has power and a green house. Next to the house there is a paved area which is ideal for entertaining. A gate leads to the lower garden which is laid out mainly in lawn with a pear and an apple tree.



SPECIAL CONDITIONS OF SALE

A home Report for the property is available from the Selling Solicitors or on www.onesurvey.org/

The window in the dining area and the shower room are single glazed.



COUNCIL TAX

Band B

ENERGY RATING

Band E

ENTRY

By arrangement

VIEWING

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

PRICE

As an indication of price range Offers Over £ 145,000 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 anytime 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.

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Offices also in Forres and Grantown on Spey

