



32 GOLF VIEW CRESCENT NEW ELGIN MORAY IV30 6JP

SEMI DETACHED HOUSE

HALL LOUNGE DINING KITCHEN HOME OFFICE
2 DOUBLE BEDROOMS
BATHROOM WITH SHOWER

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN GARAGE

OFFERS OVER £ 155,000

This is an attractive 2 bedroomed semi-detached house with front & rear gardens, off road parking and a detached garage. The property is ideally located as it is close to local shops and schools. There is a modern family dining kitchen, spacious lounge, home office, well appointed bathroom and 2 double bedrooms. The garage is a good size and houses the washing machine and tumble drier. There is gas central heating and double glazing. The property is ideal for couples, families or the property investor. Internal viewing is advised.

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 partially glazed front door and side screen opens into the hall.



HALL

Fitted carpet. Stairs to upper accommodation. Recessed lighting. Cupboard under the stairs.



LOUNGE

4.50 x 3.06

Window looking to the front. Living flame gas fire with marble effect hearth and timber mantle. 2 x wall lights. Wall coving.



DINING KITCHEN

4.92 x 2.36

Modern range of wall and floor units with a peninsula unit providing additional storage space. Complementary worktops and splash back. Stainless steel sink. Electric oven, gas hob, cooker hood and built-in fridge freezer. Vinyl flooring. 8 x recessed lights. Dining area with ample space for table and chairs. Window looking to the rear. Door to back garden.

HOME OFFICE

2.27 x 1.68

Window looking to the side. Fitted carpet.

UPSTAIRS

The carpeted stairs leads to the landing. There is a window providing natural light.



BATHROOM

2.45 x 2.01

White coloured WC, wash hand basin with cupboard below and bath. Separate shower cubicle. Towel rail. Vinyl flooring. 3 x wall lights.



DOUBLE BEDROOM 1 (front)

3.88 x 3.45

Window looking to the front. Built-in double wardrobe with sliding doors. Cupboard housing the wall mounted boiler and additional cupboard over the stairs.



DOUBLE BEDROOM 2 (rear)

3.42 x 2.81

Window looking to the rear. Fitted carpet.



OUTSIDE

The front garden is laid out in easy to maintain gravel. There is off-road parking for several vehicles leading to the carport and garage. In the garage there are plumbing and electrics suitable for the washing machine and tumble drier. A rear door provides access to the rear

garden. The rear garden is laid out in gravel. There is a paved patio area for outside entertaining and a timber shed.

SPECIAL CONDITIONS OF SALE

The electric oven, gas hob, cooker hood and built in fridge freezer are included in the sale price and whilst believed to be in good working order no warranty is given.

A home report for the property is available from the selling solicitors.

COUNCIL TAX

Band C.

ENERGY RATING

Band C.

ENTRY

By arrangement.

VIEWING

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555.

PRICE

As an indication of price range Offers Over £155,000 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.



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