

(inc Macleman & McCulloch)  
SOLICITORS & ESTATE AGENTS

**27 WEST ROAD  
ELGIN IV30 1SA**



**SEMI DETACHED HOUSE**

- ◆ **HALL LOUNGE DINING ROOM KITCHEN 3 BEDROOMS BOX ROOM BATHROOM WITH OVERBATH SHOWER**
- ◆ **FULL GAS CENTRAL HEATING DOUBLE GLAZING**
- ◆ **GARDEN SHED**

**Offers Over £128,000**

**82 High Street, ELGIN IV30 1BL**

**Telephone** 01343 542684 or 542211 | **Property Enquiries** 01343 549555 | **Fax** 01343 540024 | **DX** 520651

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**Offices at**

100c High Street, FORRES IV36 1NX **Telephone** 01309 673373 | **Fax** 01309 676336 | **DX**520698

21 High Street, GRANTOWN-ON-SPEY PH26 3EG **Telephone** 01479 872025 | **Fax**01479 873285

**Partners** Colin Styles, David Adams | **Solicitors** Henrietta Macpherson, Claire Sutton



This attractive 3/4 bed roomed semi-detached home is situated within walking distance of the town centre and all its amenities. Set in the towns West End it is also close to Dr Grays Hospital. The property has the benefit of gas central heating and double glazing. It is complemented by an easy to maintain front garden and a good-sized rear garden with rear views. The property would benefit from some improvement of mainly a cosmetic nature and has the potential to make a lovely family home. An appointment to view is advised to appreciate the qualities that this accommodation has to offer.

The town of Elgin offers excellent facilities including many national chain stores and is at the heart of a popular tourist area with many distilleries located nearby. The town benefits from having a Hospital, College of Further Education, leisure centre along with excellent rail and bus transport systems. The whole of the Moray area offers many leisure pursuits including bowls, golf and cycling. The sandy beaches of the Moray Firth are approximately 6 miles away. Skiing is available at the Lecht and Cairngorms approximately an hours drive.

***The accommodation comprises:***

***DOWNSTAIRS***

The two paned front door opens into the welcoming hallway.

***HALL***

Fitted carpet. Under stair cupboard. Timber spindles and handrail lead to the upper floor. Wall coving and cornice.

***LOUNGE***

***4.29 x 3.95***

Window looking to the front. Fireplace with tiled hearth and inset, timber mantle complete with a living flame style gas fire. Cornice. Fitted carpet.

***BEDROOM 3***

***2.66 x 2.43***

Window looking to the rear. Fitted carpet.

***DINING ROOM***

***3.62 x 3.37***

Window looking to the rear. Characterful fireplace with tiled inset and timber mantle. Wall coving. Fitted carpet.

***KITCHEN***

***2.17 x 3.16***

Quaint circular feature window looking to the rear garden. Range of wall and floor units with complementary work tops. White coloured 1 ½ bowl sink and drainer. Vinyl flooring. Plumbing for washing machine and dishwasher. Space for fridge. The electric hob and under oven are included in the sale price. Half glazed door to the rear garden.

***UPSTAIRS***

A carpeted stair leads to the upstairs landing. On the landing there is a hatch to the attic.



**DOUBLE BEDROOM 1 (rear)**

**3.64 x 3.54**

Window looking to the rear with views across Elgin to Morrision Road. Vanity sink with pedestal. Built-in cupboard. Fitted carpet.

**DOUBLE BEDROOM 2 (front)**

**4.28 x 3.39**

Window looking to the front. Built-in wardrobes. Vanity sink with pedestal. Fitted carpet.

**BOX ROOM/BEDROOM 4**

**2.46 x 2.60**

Window looking to the front. Fitted carpet.

**BATHROOM**

**2.49 x 2.41**

Window looking to the rear. White coloured 3-piece suite comprising, WC, wash hand basin and bath with over bath shower attachment. Partially tiled walls. Wall mounted mirror, wall heater and light. Fitted carpet.

**OUTSIDE**

The front garden is laid out with a flower bed and gravel area complete with a variety of shrubs. There is an access path round the side of the house to the back garden. To the rear of the property there is a raised patio area for entertaining with views over the back garden. There are steps that lead down to the garden and the boiler room. The rear garden is in two sections with the first having paved areas and a range of shrubs along with a path leading to steps and the bottom section of the garden. In the bottom of the garden there is a blockwork shed. The garden here is mainly laid out with gravel areas shrubs and ornamental trees.

**SPECIAL CONDITIONS OF SALE**

The electric hob and under oven 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 or on [www.onesurvey.org/](http://www.onesurvey.org/)

**COUNCIL TAX**

Band D

**ENERGY RATING**

Band F

**ENTRY**

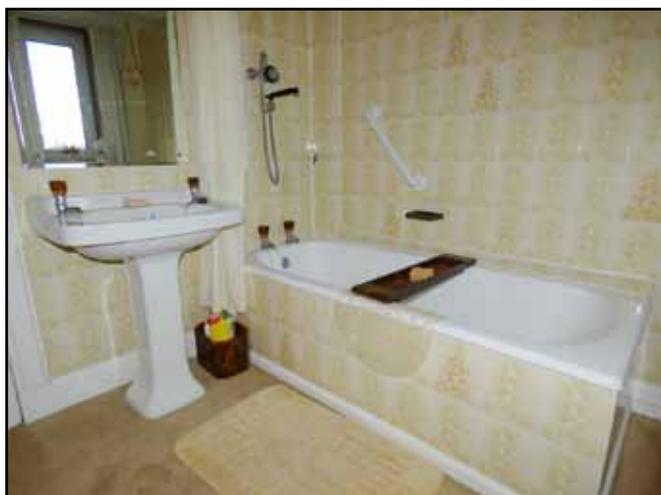
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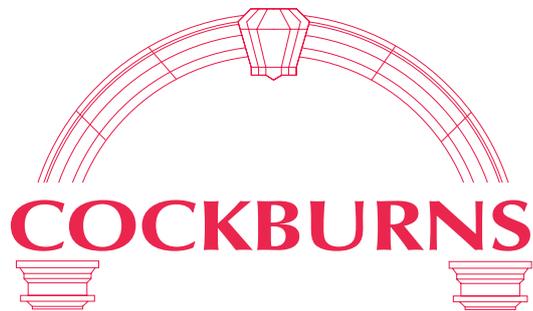
**VIEWING**

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

**PRICE**

As an indication of price range  
Offers Over £128,000 are invited.





#### **CLOSING DATE**

A closing date by which offers must be submitted may be fixed at a later date.

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. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. 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.