

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

3 WOODLANDS CRESCENT ELGIN IV30 4LY



MID TERRACED HOUSE

- ◆ HALL LOUNGE/DINER KITCHEN 3 BEDROOMS BATHROOM WITH OVER BATH SHOWER
- ◆ FULL GAS CENTRAL HEATING DOUBLE GLAZING
- ◆ GARDEN TIMBER SHED

Offers Over £128,000

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



This well presented modern mid terraced 3 bedroomed family home is located in a quiet residential area of Elgin close to local amenities and within walking distance of the High Street. The property is complemented by a garden to front and rear along with a timber garden shed. It benefits from having gas central heating and double glazing. The property would appeal to first time buyers, couples, small families and the property investor. Internal viewing would be beneficial to appreciate the spacious nature of this property.

The town of Elgin has a variety of shops, leisure pursuits, College of Further Education and Hospital. The sandy beaches of the Moray Firth are close by and the ski slopes of the Cairngorms and Lecht are within 1 ½ hrs drive. International airports are available at Inverness and Aberdeen.

The accommodation comprises:

DOWNSTAIRS

The partially glazed front door opens into a vestibule area where there is a wall light and laminate flooring. A partially glazed door leads into the hall.

HALL

Welcoming hallway with an under-stair cupboard housing the electric consumer unit. Two wall lights. Fitted carpet.

LOUNGE (at widest)

6.9 x 2.9

Good sized room with a window looking to the front and one to the rear. Ample space for a dining room table and chairs. Fitted carpet. Coving.

KITCHEN

3.30 x 2.10

A range of timber effect wall and floor unit with complementary worktop and wall tiling. The built-in electric double oven/grill, 4 burner gas hob, canopy style cooker hood, built -in dishwasher and fridge are all included in the sale price and whilst believed to be in good working order no warranty is given. Stainless steel sink and drainer. Space for washing machine. Window looking to the rear. Door to the back garden. Laminate flooring.

UPSTAIRS

LANDING

A carpeted stairs leads up to the landing. Two wall lights. There is a hatch to the attic which has been fitted with a Ramsay style ladder. The gas central heating boiler is located in the attic.

DOUBLE BEDROOM 1 (front)

3.50 x 3.00

Spacious room with a large window looking to the front. Double wardrobe with sliding mirrored doors shelving and hanging rail. Fitted carpet.

DOUBLE BEDROOM 2 (rear)

3.00 x 2.70

Window looking to the rear. Built-in wardrobe with shelving additional double built-in wardrobe with folding doors complete with shelving and hanging rail. Fitted carpet.

BEDROOM 3

2.30 x 2.00

Window looking to the front. Laminate flooring.

BATHROOM

2.05 x 1.70

White coloured 3-piece suite comprising WC, wash hand basin with pedestal and bath with shower and curtain. Complementary wall tiling. Window looking to the rear. 3 x wall lights. Heated towel rail. Vinyl flooring.

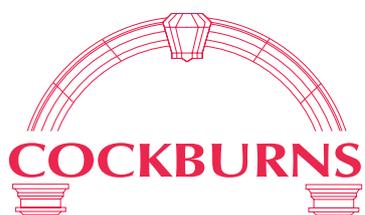
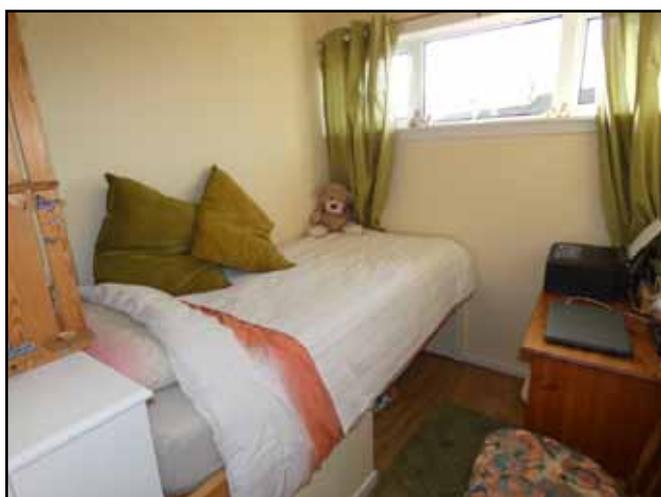
OUTSIDE

The front garden is laid out in lawn with a flower border alongside the path to the front door. The rear garden is also laid out in lawn. There is timber shed to one corner. A rear gate leads to the off-road car parking area.

SPECIAL CONDITIONS OF SALE

The built-in electric double oven/grill, 4 burner gas hob, canopy style cooker hood, built -in dishwasher and fridge are all included in the sale price and whilst believed to be in good working order no warranty is given.

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



COUNCIL TAX

Band C

Energy Rating

Band D

ENTRY

By arrangement

VIEWING

Strictly by appointment by telephoning 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.