

SCHEDULE OF PARTICULARS



28 VICTORIA ROAD ELGIN IV30 1RG

MID TERRACED HOUSE

HALL LOUNGE KITCHEN 2 DOUBLE BEDROOMS SHOWER ROOM

FULL GAS CENTRAL HEATING DOUBLE GLAZING

GARDEN TIMBER SHED

This is a delightful spacious mid-terraced house situated in a popular residential area of Elgin. This well-proportioned 2 bedroomed home offers ideal accommodation which would appeal to first time buyers, couples and the property investor. The property has the benefit of gas central heating and double glazing and is complemented by good sized but easy to maintain gardens to front and rear. Carpets, curtains and blinds are included in the asking price. Internal viewing is recommended to appreciate the qualities this spacious property 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 and excellent rail and bus transport systems. The whole of the Moray area offers a variety of leisure pursuits with the sandy beaches of the Moray Firth, bowls, golf and mountain biking. Aberdeen Airport is approximately 1 and a half hours drive away and Inverness Airport under an hour's drive. The ski slopes at the Lecht and the Cairngorms are just over an hour away.

The accommodation comprises:

DOWNSTAIRS

HALL

The upvc front door which has decorative leaded glass opens into the hallway. Electric fuse box. A carpeted stair leads to the upper accommodation. 15 paned door to Lounge.



LOUNGE

5.00 x 3.13

Spacious room with a window looking to the front. There is a tiled fireplace complete with a gas fire. Built-in alcove with shelving and cupboard below. Built-in cupboard providing ideal storage space under the stairs. Fitted carpet. 15 paned glazed door to the Kitchen.



KITCHEN

3.79 x 2.60

Comprehensive range of wall and floor units with complimentary worktops and tiling. There is a gas hob and under oven along with an electric cooker hood. The appliances are believed to be in good working order, but no warranty is given. Coloured 11/2 bowl sink. Window looking to the rear garden. Large built-in cupboard with shelving and coat hooks. Door to additional walk-in storage cupboard which has a window, shelving and cupboards. Wall mounted gas boiler. Space for fridge/freezer and washing machine. 3 x spotlight fitting. Laminate flooring. Door to back garden.

UPSTAIRS

LANDING

The carpeted stairs lead to the upper landing. Hatch to the attic. Ceiling visibility panel allowing light from a roof skylight to the landing.



DOUBLE BEDROOM 1 (front)

4.04 x 3.66

Window looking to the front. Fire surround. Two double wardrobes with shelving and hanging rails. Fitted carpet.



DOUBLE BEDROOM 2 (rear)
Window looking to the rear. Fitted carpet.

4.01 x 3.19



SHOWER ROOM

1.98 x 1.64

Window looking to the rear. White coloured WC and wash hand basin. Shower with sliding door. Vinyl flooring. Wall mounted heater. Heated towel rail.



OUTSIDE

The front garden is laid out in easy to maintain decorative slabbing with a hedge. The rear garden is also laid out in easy to maintain slabbing. In the rear garden there is a good sized timber garden shed.

SPECIAL CONDITIONS OF SALE

There is a right of access to the rear garden through the neighbour's garden.
The hob, oven and cooker hood whilst believed to be in good working order no warranty is given.
The gas fire in the lounge has not been used for some years and no warranty is given.

COUNCIL TAX

Band B

ENERGY RATING

Band D

ENTRY

By arrangement

VIEWING

Strictly by appointment by contacting the Selling Solicitors. Please note that you may be asked to take steps to meet the Covid19 viewing requirements.

PRICE

As an indication of price range offers over £110,000 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.



Elgin Office – 82 High Street Elgin IV30 1BL
01343 549555
elgin@cockburns-solicitors.com