

3 bedroom semi-detached house for sale, Culbard Street, Elgin IV30 (1490 GBP)



Location **Scotland, Banffshire**
<https://www.freeadsz.co.uk/x-164267-z>

Semi-detached 3 Bedroom Town House with enclosed rear garden enjoying a desirable central location, situated just a short walk from the city centre and amenities, close to Moray College and within the catchment for West End Primary School. Train & Bus stations within a 5-10 minute walk. Accommodation comprises: - Lounge, Kitchen\Diner, Guest WC, 3 Bedrooms and Bathroom. There is a small strip of garden ground to the front, fenced private access to side of property and an enclosed garden to the rear featuring a stone & slate roofed shed. The property benefits from gas fired central heating and new double glazed doors (front and rear) & windows to the complete house (excluding roof windows). GROUND FLOOR Hallway Double glazed stain glass front door. Fitted carpet. Radiator with shelf above. Large mirror. Doors to Bedroom 1, Kitchen\Diner, and large walk-in storage cupboard & additional understair cupboard (both fitted with lighting). Attractive cast iron staircase leads to upper floor. Lounge - 4m x 3.6m Double glazed windows to the front of the property with blinds, curtain pole and curtains. Feature wooden fireplace with Baxi real flame gas fire and slate hearth. Restored wooden floor. Recessed alcove with shelving and cupboard below. Radiator. Telephone point. Bedroom 1 - 4m x 3.25m Large king size bedroom with double glazed windows fitted with blinds overlooking rear garden. Recessed alcove with cupboard below. Radiator. Laminated oak-effect flooring. Tiled feature fireplace. Kitchen\Diner - 4.35m x 2.25m Freshly painted\wallpapered room with space for a dining table and chairs. Fitted with an ample range of floor and wall mounted units. Laminated worktop with tile splashback. Sink\Drainer. Built in hob and fan assisted oven. Washing Machine. Larder style fridge/freezer. Double glazed window fitted with roller-blind overlooking rear garden. Radiator. Slate-effect laminated flooring (recently fitted). Door leads to:- Rear Hallway - 1.6m x 0.95m Shelved cupboard. Laminated beech-effect flooring. Space for pet's bed or footwear. Double glazed back door leads to garden. Guest WC - 1.45m x 0.6m WC and wash hand basin. Slate flooring with tiled walls. Double glazed window. UPPER FLOOR Staircase Carpeted cast iron staircase with skylight above leads to upper landing. Roof hatch to attic space. Smoke detector. Doors to Bathroom, Bedrooms 2 and 3. Bedroom 2 - 4.08m x 3m (length increases to 4m) Large Double Bedroom with double glazed dormer window to the front with curtain rail and curtains. Beech-effect laminated flooring. Radiator. Door leads to large carpeted storage area (4m x 1.35m) which also houses the boiler. (Potential to convert into an en-suite bathroom). Bathroom - 1.9m x 1.8m Fitted with a contemporary three-piece white suite comprising wash hand basin set in vanity unit, WC and bath with mains shower fitted over. Fully tiled in bath area. Curtain rail and shower curtain. Double glazed Velux window. Oak-effect laminated flooring. Chrome radiator. Shelving, Sunk in lighting. Bedroom 3 - 2.55m x 2.2m High ceiling single bedroom. Double glazed window with blind overlooking rear garden. Carpeted. Radiator. Outside There is a small strip of garden ground to the front which has a small rockery and low maintenance AstroTurf. Fenced private access

to side of property which provides ample space to store wheelie bins. This leads to an enclosed secure low maintenance rear garden which is mainly set to patio featuring a stone & slate roofed shed. Original stone & slate roof. External door to rear garden. Double glazed doors from lounge to early evening sun. Other features of interest include:- Fitted with a wide covering of curtains. Washing Machine. Fridge/freezer included in the sale. The Report value is £149,000 at Sept 2014. This 150,000 includes Stamp Duty and 2014 tax. The property benefited from a new roof installed in 2013 (20 years warranty), new double glazed doors and rear windows (excluding roof windows) and a new stone work to painting the garden and chimney. For an enquiry to the

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