

31 Hamilton Drive
Elgin
Morayshire
IV30 4NN



Offers Over £360,000

Located in a desirable residential area in Elgin is this 4 Bedroom Detached House which benefits from far reaching southerly views across Elgin and beyond. The property is conveniently positioned and is within walking distance to Elgin Academy, Bishopmill Primary School and Quarry Woods.

Features

4 Bedroom Detached House

Desirable residential area location

Far reaching southerly views

Own Driveway and Garage

Double Glazing

Gas Central Heating with modern Worcester boiler



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Accommodation comprises an Entrance Porch, Hallway, Lounge / Diner, Conservatory, Kitchen, Utility Room, Office, 2 Ground Floor Bedrooms (En-suite Cloakroom W.C to the Master), Bathroom and 2 further Bedrooms on the 1st Floor.

Entrance into the property is via a part panelled front entrance door with single glazed lead windows which leads into the Entrance Porch

Entrance Porch

Ceiling light fitting
Double glazed window to the front aspect
Electric heater
Tiled flooring

A door leads in to the Hallway

Hallway

Pendant light fitting
Double radiator
Open tread staircase which leads up to the First Floor Landing
Built-in storage cupboard
2nd pendant light fitting
Recessed alcove with a wall light
Double glazed window to the side aspect
Fitted carpet

Doors lead to the Lounge/Diner, Conservatory, Ground Floor Bedrooms & the Study/Bedroom & doors lead to the Kitchen & Bathroom

Lounge / Diner: 24'8" x 11'1" (7.51 x 3.37)

Coved ceiling with 2 pendant light fittings
Double glazed window to the rear aspect offering views across Elgin Town
Double radiator
Traditional fire surround with an working open fire with tiled insets either side
Fitted carpet

The room continues with a pendant light fitting
Double radiator
Space to accommodate a dining table
Engineered wood flooring
Doors lead to the Conservatory & Kitchen

Conservatory: 14' x 10'8" (4.27 x 3.25)

Polycarbonate roof

Double glazed windows to all aspects of the room

Double radiator

Double glazed double doors to the side aspect which lead out to the Garden

Laminate flooring

Kitchen: 11'7" x 8'4" widening to 12' (3.52 x 2.54)

Coved ceiling with recessed ceiling lighting

Double glazed window to the front aspect

Wall mounted cupboards with under unit lighting & fitted base units

½ style sink with drainer unit & mixer tap

Integrated 5 ring gas hob, overhead extractor hood, electric double oven, fridge & dishwasher

Vinyl flooring

Doors lead in to the Hallway & Utility Room

Utility Room: 19'4" x 6'7" (5.89 x 1.99)

Pendant light fitting

Double glazed windows to the rear aspect

Double glazed frosted door which gives access out to the Garden

Double glazed frosted window to the front which leads out to the Driveway Area

Fitted base units with a single sink & drainer unit

Space to accommodate a fridge freezer, washing machine & tumble dryer

Vinyl flooring

A door leads in to the Garage

Bedroom/Office: 10'10" x 10'11" (3.3 x 3.32)

Pendant light fitting

Double glazed window to the front & side aspects

Double radiator

Fitted carpet

Master Bedroom with En-Suite W.C Cloakroom: 14'10" reducing to 11' x 11' (4.52 reducing to 3.62 x 3.62)

Pendant light fitting

Double glazed window to the rear aspect offering views across Elgin

Double radiator

Fitted carpet

En-suite Cloakroom W.C

Pendant light fitting

Pedestal wash basin & W.C

Half height tiled walls

Fitted carpet

Bedroom 2: 10'11" x 9'4" (3.32 x 2.84)

Pendant light fitting

Double glazed window to the side aspect

Double radiator

Fitted carpet

Ground Floor Bathroom: 8'5" x 6' (2.56 x 1.83)

Recessed ceiling lighting
Double glazed frosted window to the front aspect
Single radiator
Bath with tiled walls, shower screen & electric Mira shower
Pedestal wash basin & W.C
Half height tiled walls
Vinyl flooring

1st Floor Accommodation**Landing**

Pendant light fitting
Loft access hatch
Built-in shelved storage cupboard

Bedroom Three: 12'8" maximum plus window recess x 10'1" (3.86 x 3.07)

Pendant light fitting
Double glazed Velux window to the rear aspect
Single radiator
Built-in wardrobe & a built-in storage cupboard into the eaves
Built-in storage cupboard 14'5" long x 5'3" & a ceiling height of 6'7" with a pendant light & fitted carpet
Fitted carpet

Bedroom Four: 13'11" maximum in to window recess x 10'1" maximum in to door recess (4.23 x 3.07)

Pendant light fitting
Double glazed Velux window
Single radiator
Built-in eave storage cupboards
Access hatch into eave space
Built-in wardrobe
Fitted carpet

Garden

A generous sized garden benefiting from a sunny southerly aspect
Mostly laid to lawn with a paved seating area

Driveway and Garage

The property benefits from its own private driveway providing parking for 3-4 vehicles
This leads to a garage which is fitted with an up and over door to the front power and lighting
There is a double glazed window at the rear and an internal door which gives direct access into the Utility Room.

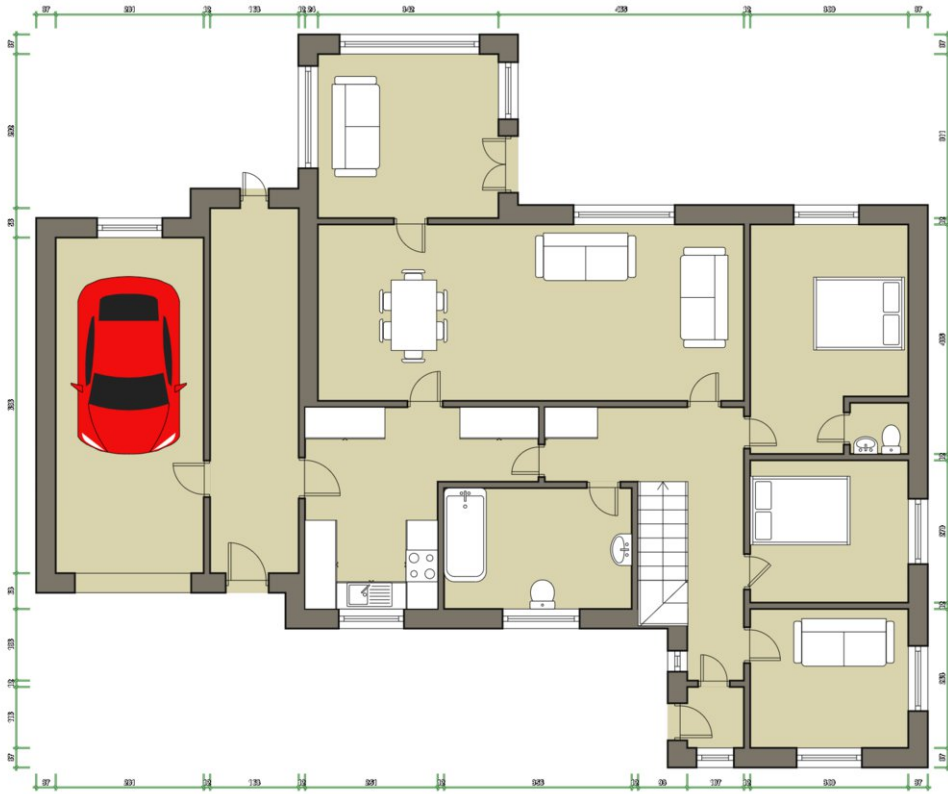
Garage: 20'6" maximum x 9'10" maximum (6.25 x 2.99)

Lighting within
Up & over door to the front
Double glazed window to the rear aspect
Worcester gas boiler located to the rear

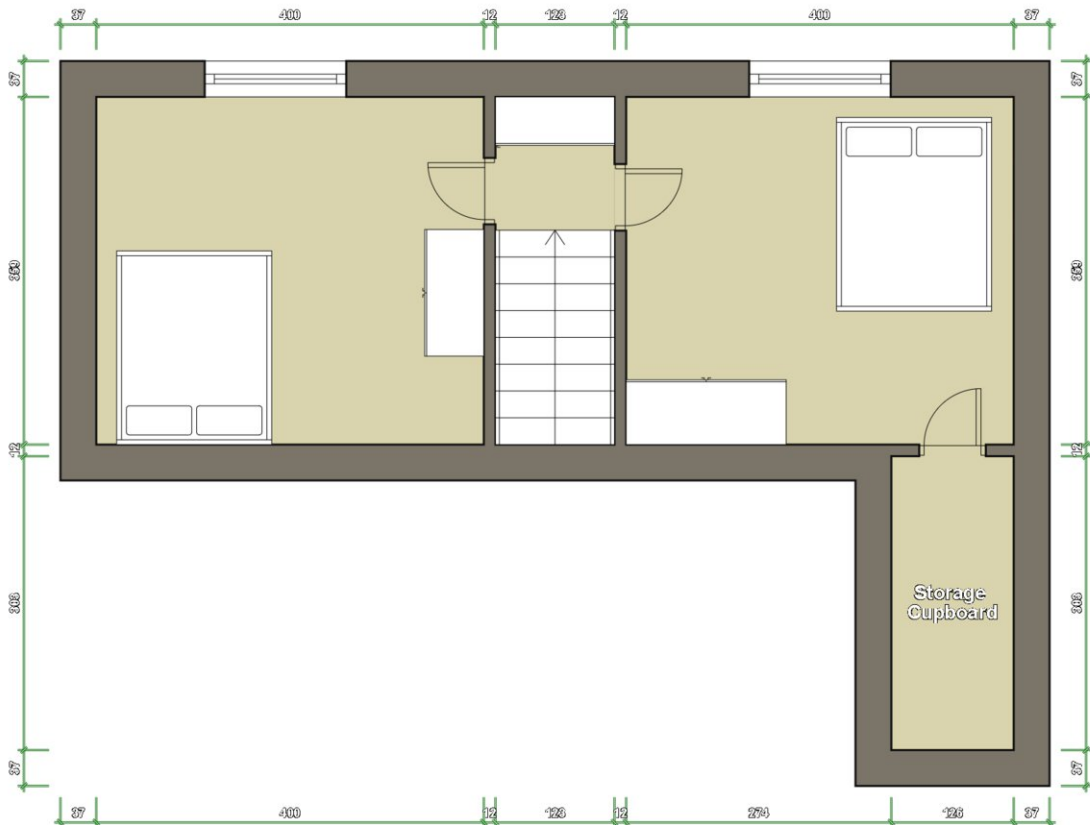
Note 1

All light fittings, curtains & fitted blinds & floor coverings are to remain.

Floorplan



Floor Plans are not drawn to scale. Any measurements, areas, openings and orientation are approximate. No information can be relied upon for any purpose other than offering the potential buyer a layout of the rooms within the property, nor do they form any Agreement or Contract. Parties must rely on their own viewing and we hold no Liability for any error or omission.













Energy Performance Rate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Council Tax Band

Currently E

Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.