



**21 Robertson Drive, Elgin, IV30 6ET**  
**Offers over £175,000**

Immaculately presented end terraced house situated in a popular residential area of Elgin & within walking distance of New Elgin Primary School, local shops & cafe. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, guest WC, three bedrooms & family bathroom. The property further benefits from double glazing, gas central heating, garden & a driveway providing off-street parking.



#### ENTRANCE VESTIBULE

5'5" x 4'9" (1.66m x 1.47m)



UPVC & glazed entrance door, wood effect flooring, ceiling light fitting.

#### GUEST WC

5'10" x 5'0" (1.80m x 1.54m)



Window to front, sink & WC, wood effect flooring, ceiling light fitting.

#### HALLWAY



Wood effect flooring, ceiling light fitting, built-in store room (2.10m x 1.28m) housing the gas central heating boiler.

#### LOUNGE

10'5" x 13'0" (3.18m x 3.97m)



Window to front, fitted carpet, ceiling light fitting.

### DINING KITCHEN

21'7" x 10'4" (6.58m x 3.15m)



Two windows to rear, fitted kitchen in light wood effect, built-in single electric oven, 4 ring gas hob & hood, plumbing & space for washing machine & dishwasher, ample room for family size dining table & chairs, wood effect flooring, two ceiling light fittings.

### STAIRCASE & LANDING



Fitted carpet, ceiling & wall light fittings, built-in shelved cupboard, hatch to the fully floored loft space with velux skylight window.

### BEDROOM 1

12'8" x 8'11" (3.88m x 2.73m)



Window to front, range of built-in wardrobes, fitted carpet, ceiling light fitting.

### BEDROOM 2

10'7" x 10'3" (3.25m x 3.14)



Window to rear, double built-in wardrobes, fitted carpet, ceiling light fitting.



### BEDROOM 3

10'9" x 9'6" (3.30m x 2.92m)



Window to front, double built-in wardrobes, fitted carpet, ceiling light fitting.

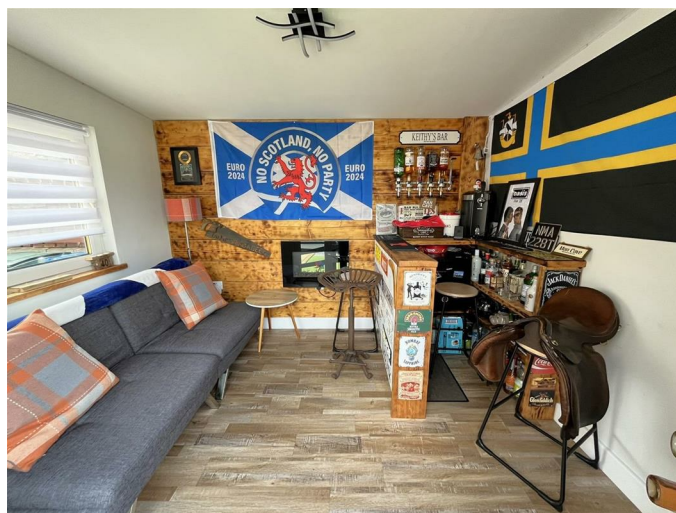
### BATHROOM

7'4" x 6'11" (2.25m x 2.13m)



Window to rear, bath, sink, WC & shower cubicle with mains shower, ceramic tile flooring, ceiling light fitting.

### GARDEN BAR



Wooden construction, window to front, fixed bar, wood effect flooring, power & light.

### OUTSIDE



The garden to the front is all low maintenance gravel & a driveway provides off-street parking. The fully enclosed rear garden has an area of artificial grass, raised decking, block built shed.

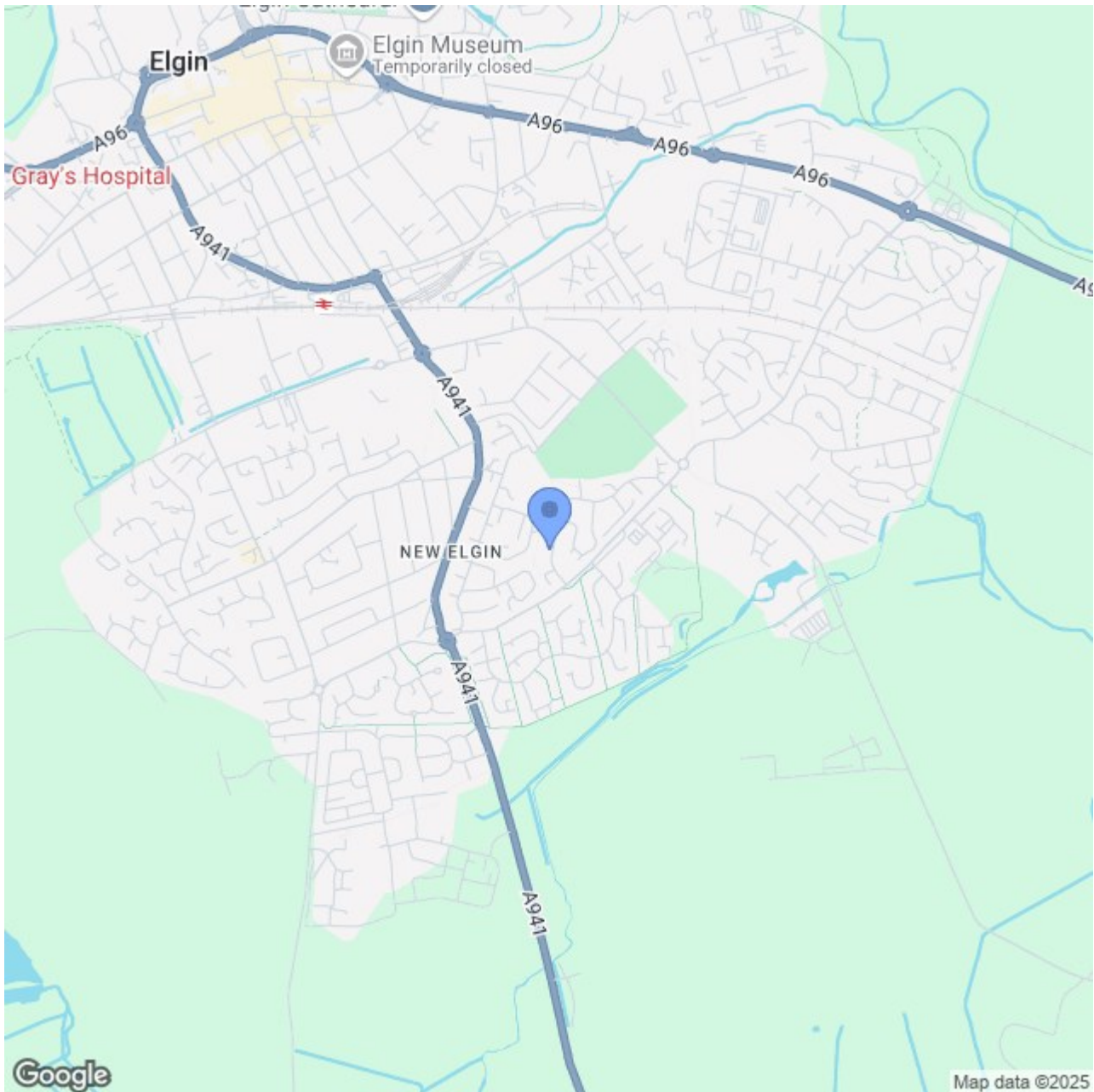
### NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom & guest WC fittings, the oven, hob & hood in the kitchen and wooden bar in the garden.

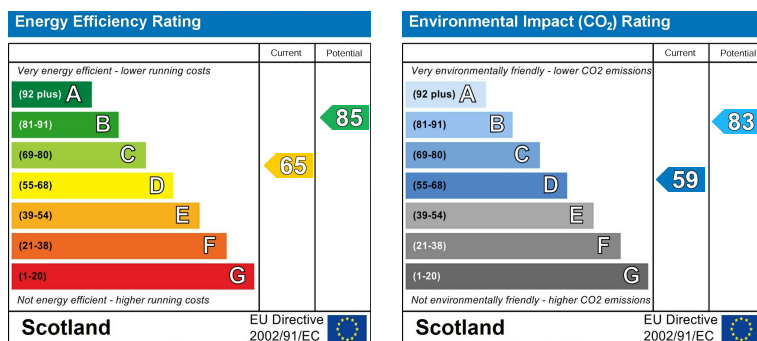
Council Tax Band: B

Viewing Arrangements: 01343 555 150

## Area Map



## Energy Efficiency Graph



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