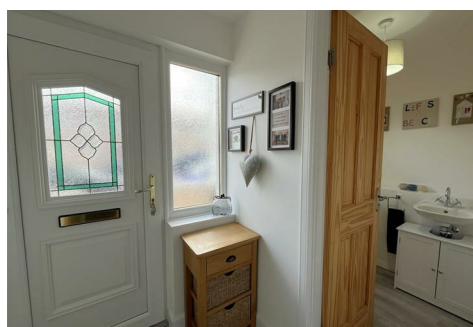




21 Robertson Drive, Elgin, IV30 6ET
Offers over £175,000

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.

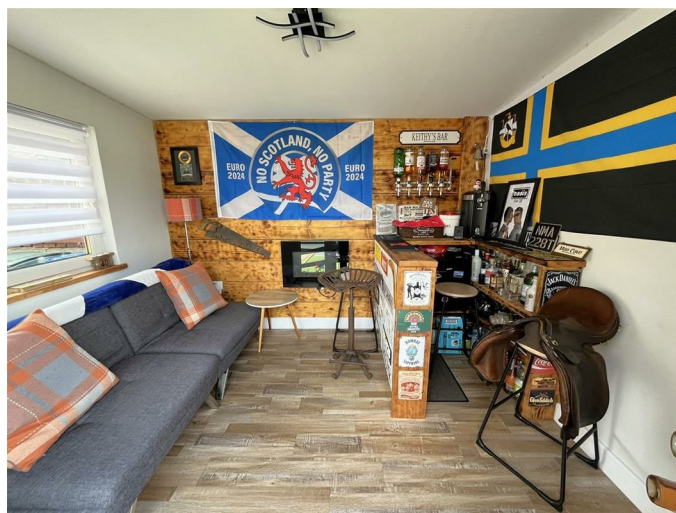
BATHROOM

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.

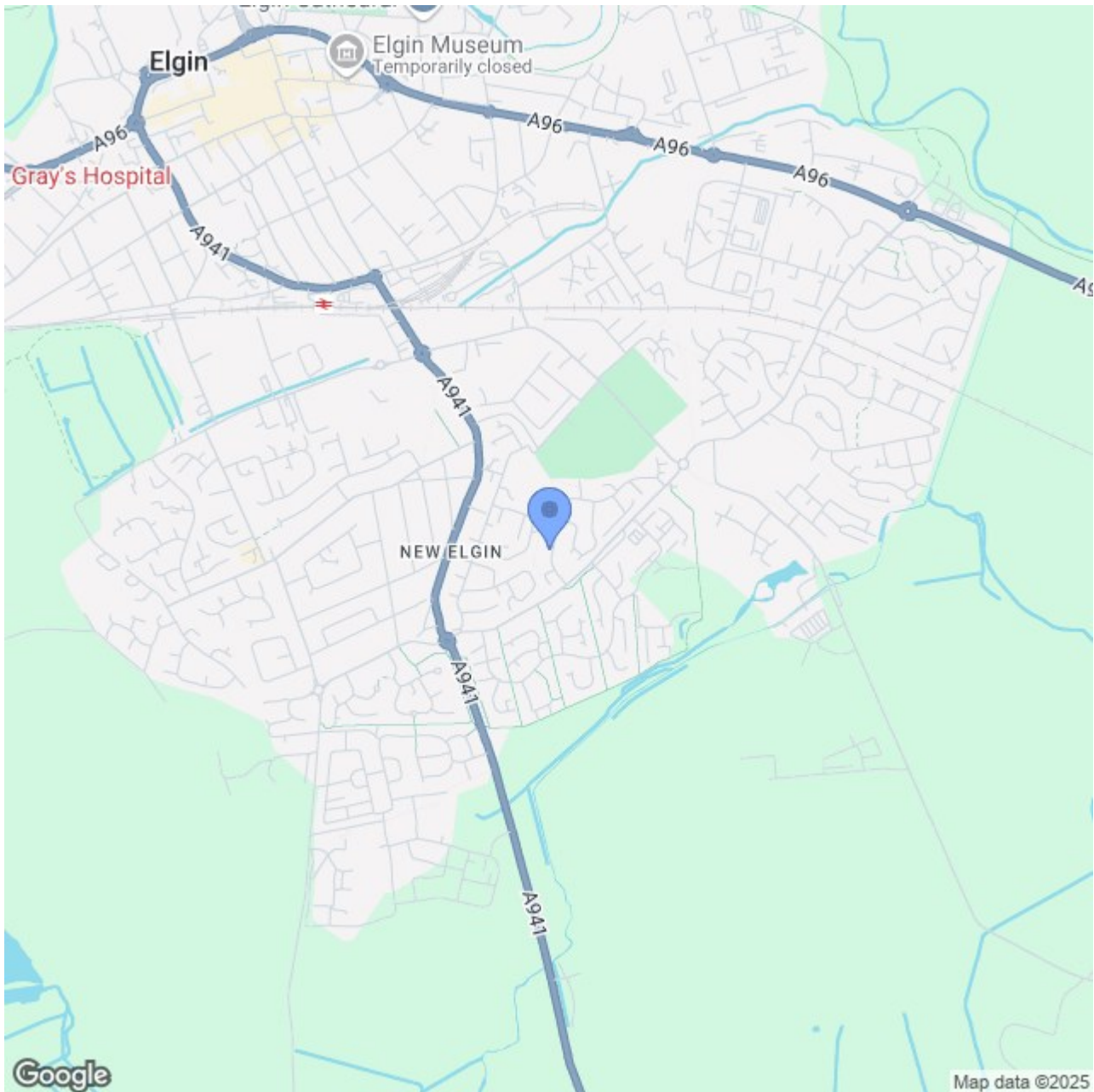
NOTES

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.

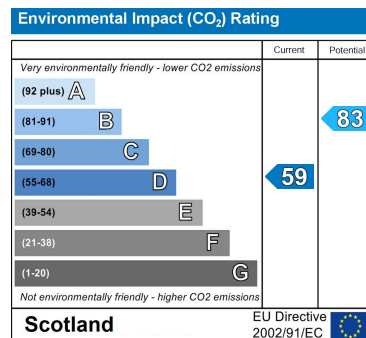
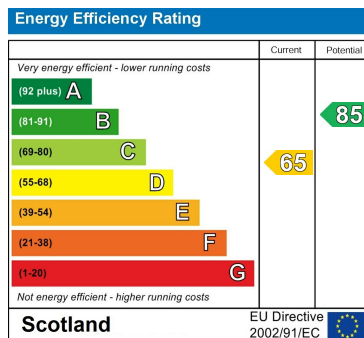
Council Tax Band: B

Viewing Arrangements: 01343 555 150

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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