



**14 Johnston Drive, Elgin, IV30 4FH**  
**Offers over £295,000**

Modern four bedroom detached family home tucked away at the end of a quiet cul-de-sac in the popular Findrassie Development in Elgin. The accommodation comprises, entrance hallway, lounge, dining kitchen, utility, guest WC, four bedrooms (one with en-suite shower room) and family bathroom. The property further benefits from solar panels, double glazing, gas central heating, garage and driveway providing off-street parking, front garden and south-facing rear garden.



### ENTRANCE HALLWAY



Wooden & glazed entrance door, ceiling light fitting, staircase to the first floor, door to lounge.

### LOUNGE

17'3" x 9'10" (5.26m x 3.02m)



Window to front, ceiling light fitting, fitted carpet, door to dining kitchen.

### DINING KITCHEN

16'2" x 9'1" (4.93m x 2.77m)



UPVC & glazed door to rear garden with windows either side, window to rear; ceiling light fitting, wood effect vinyl flooring, modern fitted kitchen in white gloss, built-in oven, four ring gas hob, hood, integrated fridge freezer, integrated dishwasher, space for dining table & chairs, opening through to utility.

### UTILITY

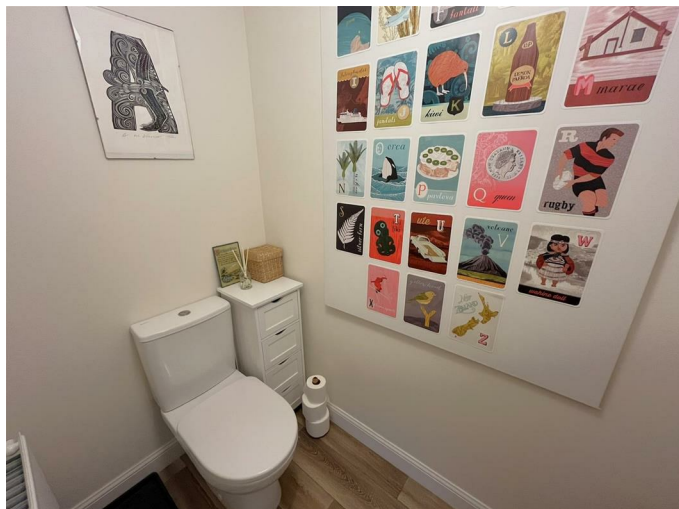
6'5" x 5'2" (1.96m x 1.60m)



Wooden & glazed door to rear garden, worktop to match the kitchen, space & plumbing for washing machine & tumble dryer, ceiling light fitting, wood effect vinyl flooring, door to guest WC.

### GUEST WC

6'5" x 3'8" (1.96m x 1.12m)



Internal room, ceiling light fitting, wood effect vinyl flooring, WC, pedestal sink, extractor.

### STAIRCASE & LANDING



Ceiling light fitting, fitted carpet, built-in storage cupboard, hatch to the loft space.

### BEDROOM 1

13'5" x 9'10" (4.09m x 3.02m)



Window to front, ceiling light fitting, fitted carpet, door to en-suite shower room.

### EN-SUITE SHOWER ROOM

7'1" x 4'1" (2.16m x 1.27m)



Window to front, ceiling light fitting, WC, pedestal sink, built-in shower cubicle with mains fed shower, extractor, wood effect vinyl flooring.



**BEDROOM 3**

13'1" x 8'7" (4.01m x 2.62m)



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

**BATHROOM**

7'4" x 6'3" (2.26m x 1.91m)



Window to rear, ceiling light fitting, WC, pedestal sink, bath with mains fed shower over, vinyl flooring, extractor.

**BEDROOM 4**

13'10" x 7'4" (4.22m x 2.26m)



Window to rear, ceiling light fitting, fitted carpet.

**BEDROOM 2**

12'9" x 8'11" (3.89m x 2.72m)



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

**GARAGE**

17'10" x 8'9" (5.44m x 2.69m)

Up and over door, power and light, housing the gas central heating boiler.

## OUTSIDE



A spacious tarmac driveway to the front provides off-street parking for at least two cars and leads to both the garage and front entrance. The front garden is laid to lawn with planted borders. A wooden gate to the side provides access to the fully enclosed south-facing rear garden which has been tastefully landscaped with a double-slatted fence and backdrop of trees providing a great deal of privacy; water tap.

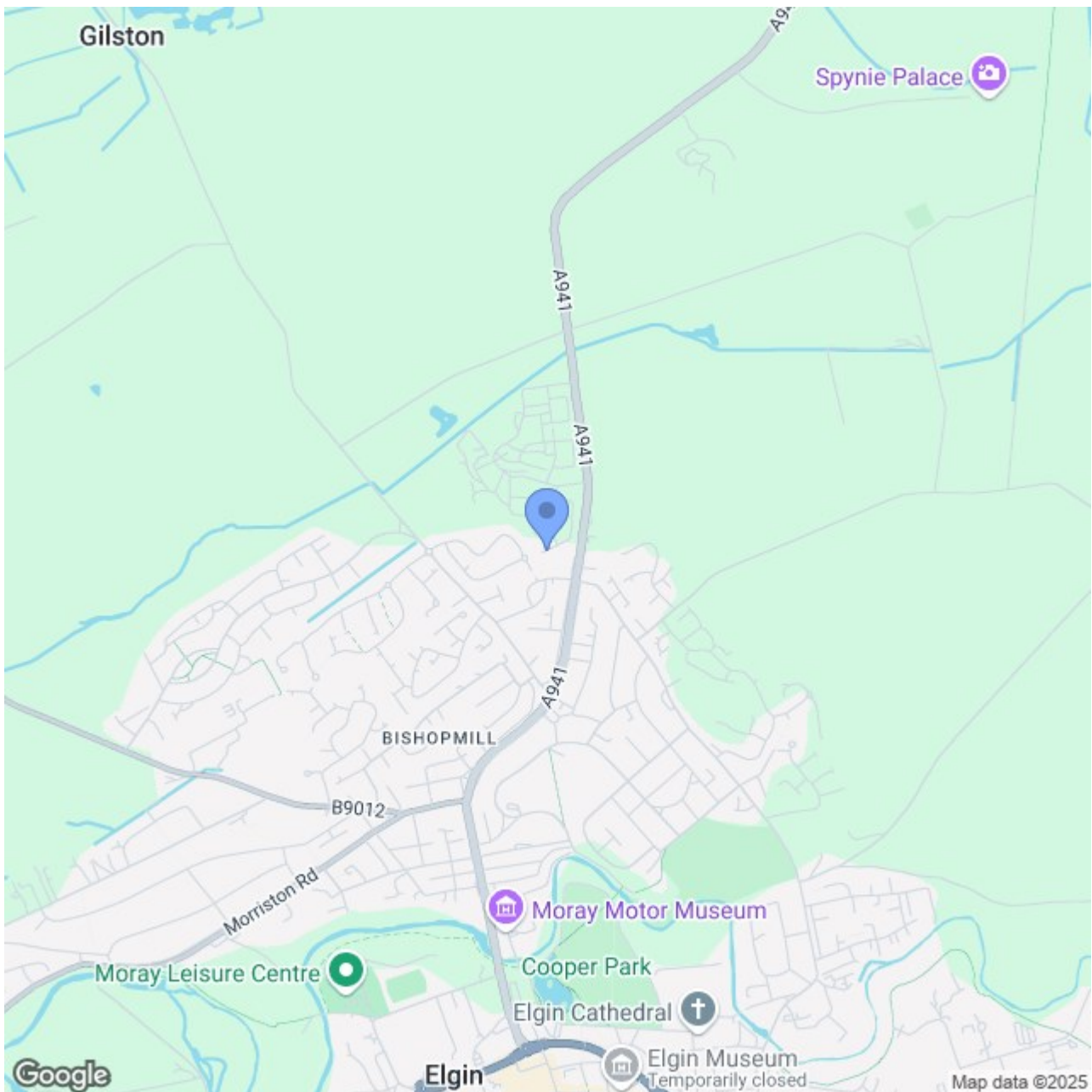
### NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds, all guest WC, bathroom & en-suite fittings, and the built-in oven, hob, hood, integrated fridge freezer and integrated dishwasher in the kitchen.

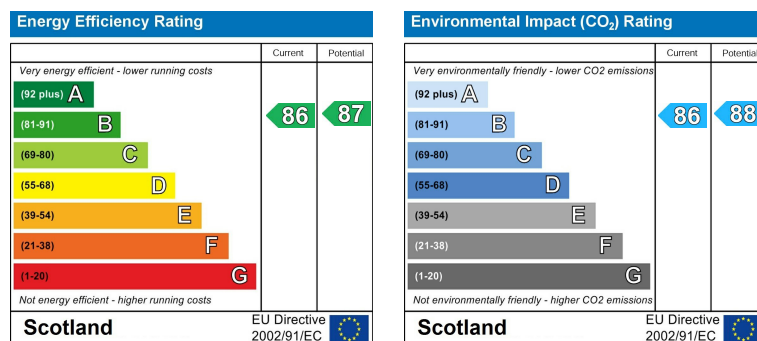
Council Tax Band: E

Viewing Arrangements: Please Contact Selling Agent on 01343 555 150

## Area Map



## Energy Efficiency Graph



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