



19 Johnston Drive, Elgin, IV30 4FH
Offers over £240,000

Modern semi-detached house in immaculate order throughout and situated in the popular Findrassie development in Elgin. The accommodation comprises: entrance hallway, lounge, dining kitchen, guest WC, three bedrooms (one with en-suite shower room) and bathroom. The property further benefits from solar panels, Hive controlled gas central heating, double glazing, driveway providing off-street parking for two vehicles and rear garden.

ENTRANCE HALLWAY

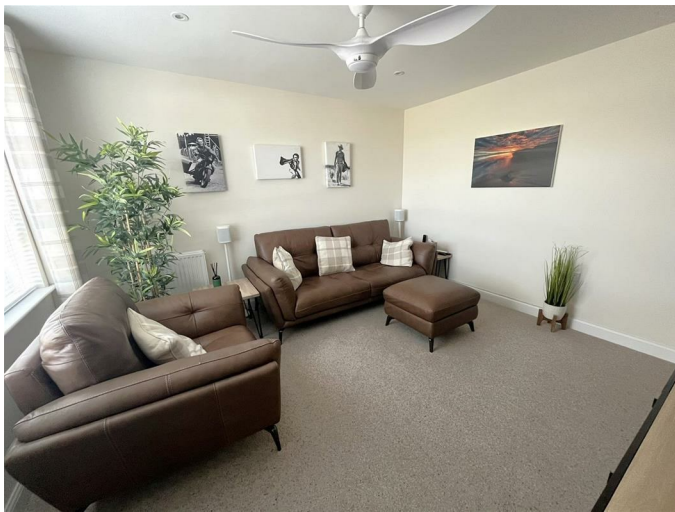
16'2" x 6'5" (4.94m x 1.98m)



Wooden entrance door with spyhole; two ceiling light fittings; wood effect flooring; Hive control panel; two built-in storage cupboards; staircase to first floor.

LOUNGE

12'2" x 10'11" (3.73m x 3.34m)



Window to front; ceiling fan; inset ceiling spotlights; fitted carpet.

DINING KITCHEN

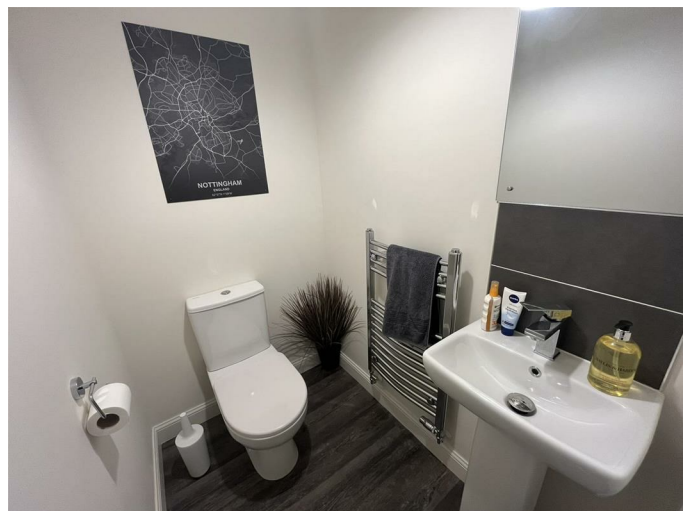
17'5" x 9'9" (5.33m x 2.98m)



UPVC & glazed door to rear garden with glazed side panels; window to rear; inset ceiling spotlights; wood effect flooring; modern fitted kitchen in white gloss; sink and drainer with instant boiling water tap; built-in double oven; electric hob; hood; integrated fridge freezer; integrated dishwasher; space for dining table and chairs; built-in utility cupboard housing the gas central heating boiler and with plumbing and space for washing machine and tumble dryer.

GUEST WC

6'0" x 3'8" (1.83m x 1.14m)



Internal room; ceiling light fitting; extractor; WC: pedestal sink; wall mounted chrome towel radiator; wood effect flooring.

STAIRCASE & LANDING

Hatch to partially floored loft space; ceiling light fitting; fitted carpet; built-in storage cupboard.

BATHROOM

7'2" x 6'3" (2.20m x 1.91m)



Window to front; ceiling light fitting; extractor; WC; pedestal sink; bath with mains fed shower over; wall mounted chrome towel radiator; fixed LED Mirror wall cabinet; vinyl flooring.

BEDROOM 1

10'2" x 10'0" (3.10m x 3.05m)



Window to front; ceiling light fitting; fitted carpet; double built-in mirrored wardrobes; Hive control panel; TV bracket; door to en-suite shower room.

EN-SUITE SHOWER ROOM

7'9" x 3'10" (2.38m x 1.18m)



Window to side; ceiling light fitting; extractor; walk-in shower cubicle with mains fed shower; WC; pedestal sink; fixed LED mirror wall cabinet; wall mounted chrome towel radiator; wood effect vinyl flooring.

BEDROOM 2

14'4" x 10'2" (4.37m x 3.10m)



Window to rear; ceiling light fitting; fitted carpet; built-in double mirrored wardrobes; TV bracket.

BEDROOM 3

10'3" x 7'1" (3.13m x 2.16m)



Window to rear; ceiling light fitting; wood effect flooring; fixed worktop with storage below; fixed wall units.

OUTSIDE



A tarmac driveway to the side provides off-street parking for two vehicles; landscaped area to the front with a paved pathway leading to the property entrance. The fully enclosed rear garden is laid to lawn with a Patio area; metal storage shed; outside water tap.

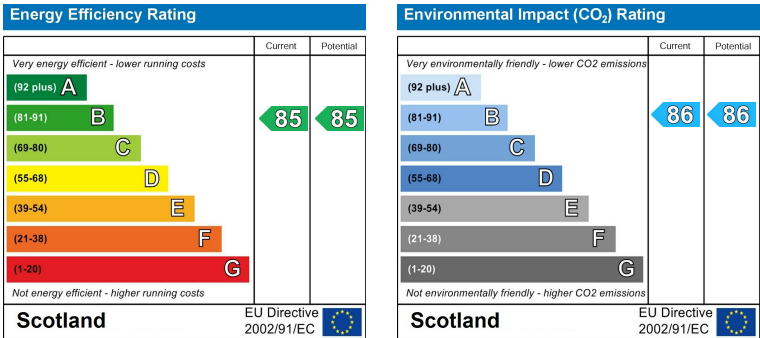
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all blinds and curtains, all bathroom, guest WC and en-suite shower room fittings, the built-in oven, hob, hood, integrated dishwasher, integrated fridge freezer, washing machine and tumble dryer in the kitchen and the metal storage shed in the garden.

Area Map



Energy Efficiency Graph



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