



**2 Taylor Place, Elgin, IV30 4BF**  
**Offers over £250,000**

Beautifully presented detached three bedroom bungalow nestled in a quiet cul-de-sac location. The spacious accommodation comprises entrance hallway, dining kitchen, lounge, three bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, front and rear gardens and a large driveway to accommodate several vehicles.

#### **ENTRANCE HALLWAY**

Front door; 2 storage cupboards - 1 houses the fuse box and electric meter; loft hatch; ceiling light fittings; vinyl flooring.

#### **LOUNGE**

18'0" x 9'8" (5.18m x 4.22m )

Bay window to front; fitted carpet; ceiling light fitting.

#### **DINING KITCHEN**

18'0" x 9'8" 16'11" x 13'10" (5.51m x 2.97m )

Window to rear; fitted white gloss kitchen; integrated gas hob and cooker hood; built-in double oven; washing machine; dishwasher; fridge/freezer; wall unit houses the gas boiler; breakfast bar; space for kitchen table; back door; vinyl flooring; inset ceiling spotlights.

#### **BEDROOM 1**

12'4" x 9'9" (3.77m x 2.99m )

Window to front; 2 built-in mirrored wardrobes; fitted carpet; inset ceiling spotlights.

#### **BEDROOM 2**

10'11" x 8'5" (3.35m x 2.59m )

Window to rear; built-in double mirrored wardrobe; fitted carpet; ceiling light fitting.

#### **BATHROOM**

8'9" x 6'3" (2.68m x 1.91m)

Frosted window to side; vanity mounted sink; bath; WC and spacious walk in shower enclosure with mains shower; heated towel rail; tiled flooring; inset ceiling spotlights.

#### **BEDROOM 3**

10'11" x 7'7" (3.35m x 2.33m)

Window to rear; built-in double mirrored wardrobe; fitted carpet; ceiling light fitting.

#### **OUTSIDE**

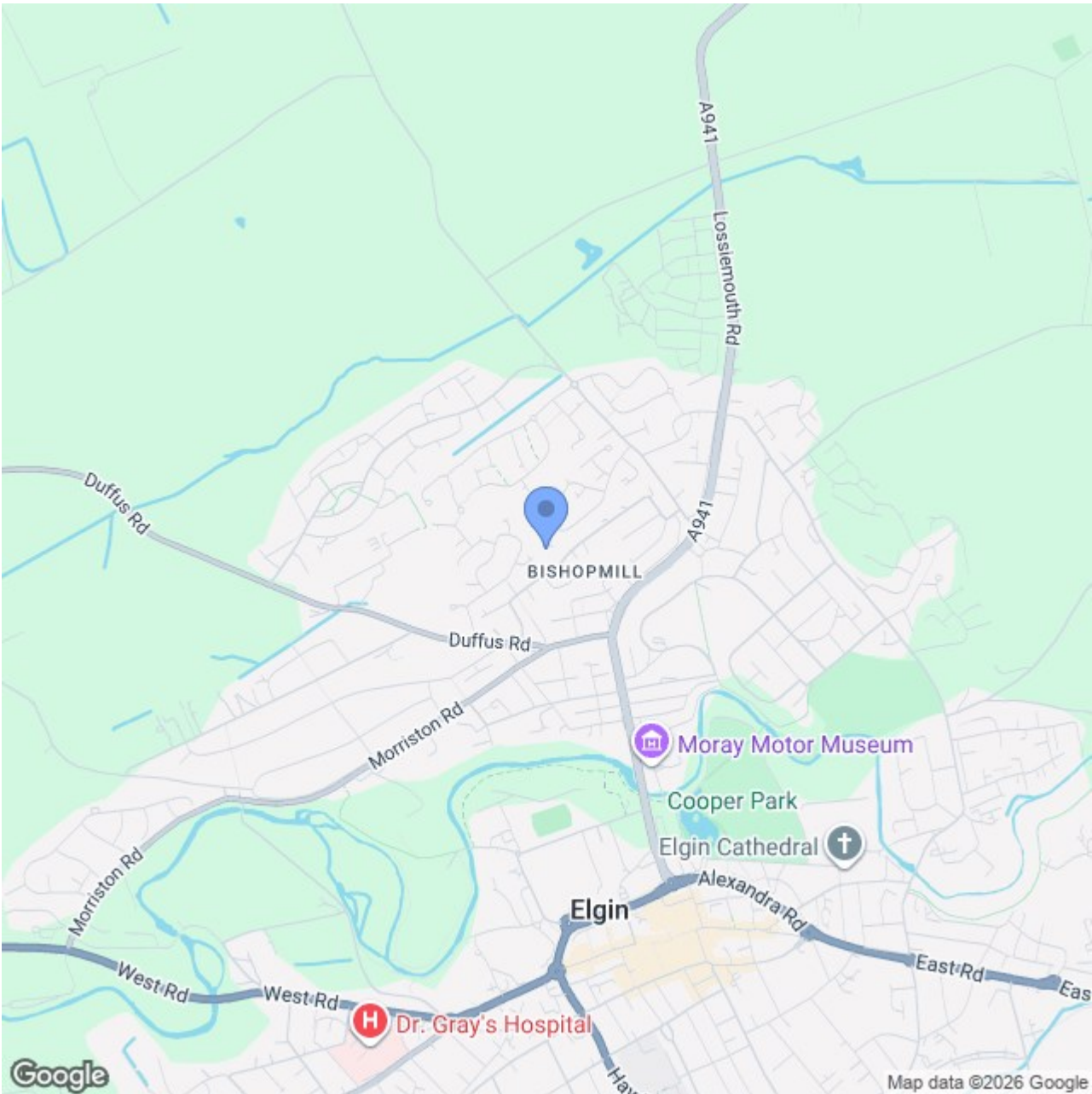
The rear garden is partly laid to lawn with a mature tree, shrubs, plants and flowers. There is a patio area, 3 garden sheds, one with power and light and a spacious driveway to accommodate several vehicles.

#### **NOTES**

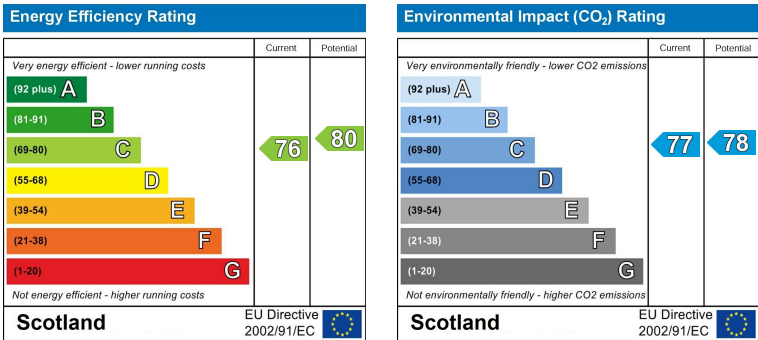
Included in the asking price: all carpets and fitted floor coverings; all light fittings; all blinds, curtains and curtain poles; all bathroom fittings; the built-in double oven, integrated hob and cooker hood, dishwasher, fridge/freezer and washing machine in the kitchen and the three wooden garden sheds in the garden.



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.