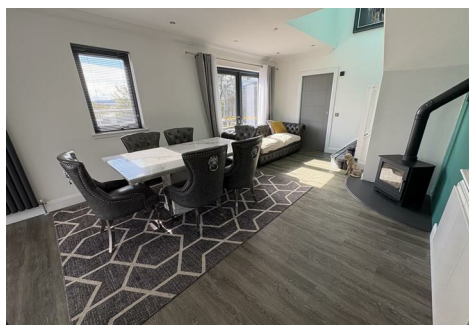




11 Hamilton Crescent, Elgin, IV30 4NW
Offers over £375,000

Deceptively spacious, fully renovated detached house nestled in the desirable Hamilton Crescent.

The property is conveniently located just a short walk from Bishopmill Primary School, Elgin Academy and local amenities. The modern accommodation comprises entrance vestibule, hallway, open plan kitchen, lounge and dining area, 3 bedrooms (one with en-suite), bathroom and utility room. The property which is in excellent order throughout further benefits from double glazing, gas central heating, single garage, carport, ample off-street parking and a substantial rear garden.

Entrance Vestibule

4'11" x 3'5" (1.50m x 1.05m)

Composite & glazed entrance door; floor cupboard houses the fuse box and electric meter; inset ceiling spotlights; vinyl flooring.

Hallway

Vinyl flooring; inset ceiling spotlights.

Open plan kitchen, lounge and dining area

31'5" x 12'6" (9.60m x 3.82m)

Windows to rear and side; 2 sets of French doors to rear garden; fitted kitchen in grey and white gloss; integrated hob and hood; built in oven and microwave; integrated fridge/freezer and dishwasher; sink; space for dining table; wood burning stove with slate hearth; vinyl flooring; inset ceiling spotlights.

Bedroom 2

14'6" x 14'3" (4.42m x 4.35m)

Bay window to front; built-in mirrored double wardrobe; fitted carpet; built-in storage unit; inset ceiling spotlights.

Bathroom

12'9" x 8'7" (3.90m x 2.64m)

Frosted window to side; vanity mounted sink; sensor mirror with touch control; walk in shower with mains shower; WC and freestanding bath; wall mounted towel radiator; anti-slip vinyl flooring; inset ceiling spotlights.

Bedroom 3

12'8" x 10'3" (3.87m x 3.13m)

Window to front; built-in mirrored double wardrobe; fitted carpet; inset ceiling spotlights.

Utility Room

9'8" x 4'11" (2.96m x 1.52m)

Window to rear and side; base units to match the kitchen; stainless steel sink; plumbed in washing machine; vinyl flooring; inset ceiling spotlights.

Staircase and Landing

Fitted carpet; Velux windows to rear; inset ceiling spotlights; space for home office/study area.

Bedroom 1

18'8" x 14'8" (5.69m x 4.49m)

Bay window to front; two built-in mirrored triple wardrobes; fitted carpet; inset ceiling spotlights.

En-suite

Velux window to front; walk in shower with built-in bench

seat; WC and vanity mounted sink; wall mounted towel radiator; anti-slip vinyl flooring; inset ceiling spotlights.

Single Garage

Detached single garage with up and over door, power and light.

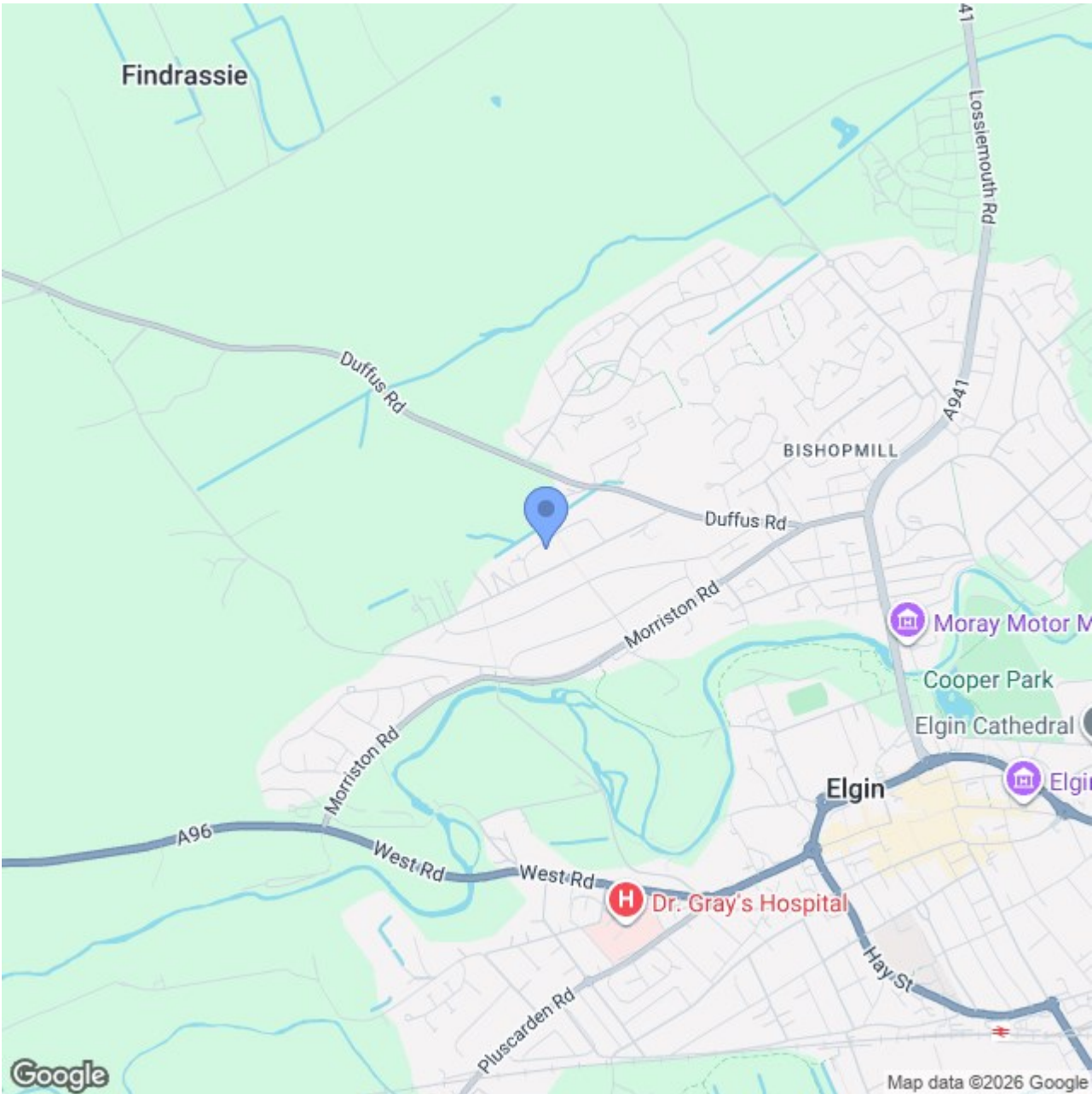
Outside

The property benefits from a substantial rear garden mainly laid to lawn with mature and established trees and shrubs. There is a generously sized paved patio area with glass balustrades, a decking area, rotary clothes dryer, kids wooden fort and a fully insulated summerhouse (measuring 6.29m x 3.29m) with power. The driveway and carport provides ample off-street parking for a number of vehicles.

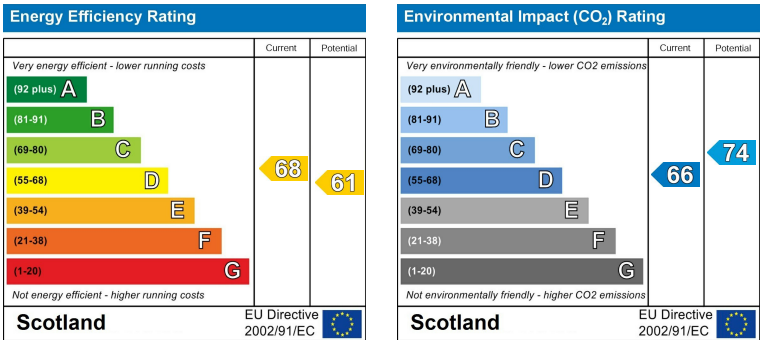
Notes

Included in the asking price are all carpets and fitted floor coverings, all light fittings (except from the light fitting in bedroom 3), all curtains and curtain poles (except from the curtain pole in bedroom 3) all bathroom and en-suite WC fittings, the washing machine in the utility room; the built-in double electric oven and microwave, integrated hob, hood, integrated dishwasher and fridge freezer in the kitchen. The summerhouse and the wooden fort 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 firms employment has the authority to make or give any representation or warranty in respect of the property.