22 Wiseman Road

Elgin, IV30 1SY

Offers Over £270,000

ccl PROPERTY

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CCL are delighted to bring to market this superb 4 bedroom detached house located in the popular west end area of Elgin. The property offers bright comfortable accommodation on two floors and is presented to a modern standard. With garden surrounding the property, enclosed at the rear, with raised decking area. The property enjoys the benefits of double glazed windows throughout and gas central heating. Ideal purchase for a growing family, viewing is highly recommended to appreciate the quality and space of the property.

The property is located in the West End of Elgin, yet close to all amenities in the city centre of Elgin, just a short distance from Dr Gray's Hospital. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 21,000. The town offers a vast array of amenities and facilities including a number of primary schools, two secondary schools, hospital, health and social services. The town is extremely well serviced and is situated approx. 36miles east of Inverness and 64miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports.

INCREDIBLES 2

The Property

Well presented four bedroom home spanning two floors with spacious family accommodation, the rooms are extremely versatile and could be used in a combination of ways to the suit the preference of the individual. All carpets and floor coverings, blinds, curtains and light fittings are included in the sale. Double glazing and gas central heating.

Accomodation:

VESTIBULE:

Exterior double glazed gives entry to the vestibule, a further door leads to the hallway.

ENTRANCE HALLWAY:

Door from the vestibule provides access to the welcoming hallway, which has hanging coats and an understair storage cupboard.

SHOWER ROOM: (3.52m X 1.39m)

Lovely modern shower room fitted with a white WC, wash hand basin in grey vanity and double size walk in shower cabinet with mains shower and honey combe style tiling. Grey tiling round the rest of the room and vinyl tile effect flooring.

SITTING ROOM/PLAY ROOM/BEDROOM 4: (3.64M X 3.55M)

Situated to the front of the property this versatile room has a number of uses. With large window providing excellent natural light.

LIVING ROOM: (5.49m x 4.28m)

A lovely spacious room in neutral tones with window to the side and Georgian style glazed double doors leading to the dining room/sun room. Fire place housing the wood burner. Also door to the kitchen.

DINING ROOM/SUN ROOM: (3.66m x 3.56m)

An extremely light and spacious room with large picture window and full length double doors to the garden, both allowing excellent natural light to flood the room. Light wood flooring and ample space to accommodate dining table and chairs and further dining room furniture.

KITCHEN: (3.52m x 2.90m)

Kitchen is fitted with a range of wall and base units in cream with contrasting wooden work tops incorporating a stainless steel sink and drainer with wooden splash back to match the work tops. 2 large pantry cupboards. Window to the rear.

UTILITY ROOM: (3.52m x 1.25m)

Worktop space and space for large fridge freezer.

REAR VESTIBULE:

Accessed via the utility room, the rear vestibule provides access to both the garage and rear garden.

GARAGE: (6.45m x 3.00m)

Large garage with storage and a utility area to the rear, plumbed for washing machine and tumble dryer.

UPPER LANDING:

Carpeted stair case leads to the upper landing which in turn gives access to the bedrooms and family bathroom. Access hatch to the loft.

BEDROOM 1: (4.22m x 3.27m)

Spacious double bedroom with picture window to the rear, small cupboard providing storage into the eaves and ample space to accommodate free standing bedroom furniture.

BEDROOM 2: (3.94m x 3.31m)
Second bedroom situated to the rear with fitted furniture to provide tripe wardrobes with hanging and shelf space and chest of drawers. Ample space for further free standing furniture.

BEDROOM 3: (4.00m at longest x 3.10 at widest)

Third bedroom located to the front of the property decorate in pale pastel tones with large window and ample space for bedroom furniture.

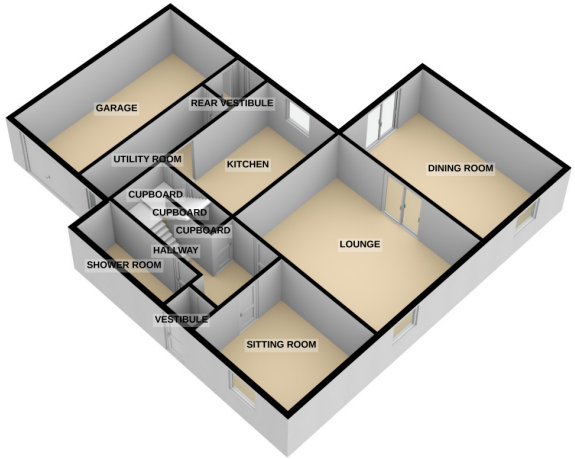
SHOWER ROOM: (1.93m x 1.79m)

Fitted with white WC and wash hand basin fitted into a vanity unit, corner shower cabinet with electric shower and aqua panels. Light tiles round the rest of the room to dado height.

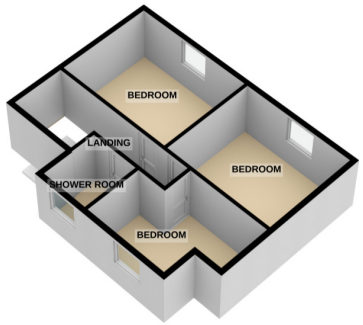
External

Extremely spacious gardens surround the property, lovely area to the front with paving leading to the front door and with hedging over a stone built wall, large grass area to the side a great secure area for children. Driveway for private parking at the other side leading to the garage. The garden to the rear is enclosed, laid in concrete slabs with a raised decking area with seating, has a wooden garden shed and a greenhouse.

GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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