



60 Wittet Drive | Elgin | Moray | IV30 1TB

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60 Wittet Drive, Elgin, Moray, IV30 1TB

- 2 Bedroom Semi-Detached House
- Popular Residential Location
- Spacious Living Room with Bay Window
- Bright Kitchen/Dining Room
- 2 Double Bedrooms
- Family Bathroom
- Enclosed Garden Front & Rear
- Garage & Private parking
- Double Glazing & Gas Central Heating

Summary

CCL are delighted to offer for sale this spacious 2 bedroom semi-detached house in the popular west end of Elgin. The property comprises a spacious lounge with Bay window, Open plan Kitchen/ Dining Room, 2 double bedrooms and family bathroom. A driveway to the rear of the property provides parking space and leads to the garage. Easily maintained gardens to front and rear. Bin storage area to the side of the house.

The property is located in a much sought after area of Elgin, close to many local amenities, including Primary and Secondary schooling. The town centre offers a wide range of conveniently placed amenities such as shops, cultural, sport, leisure facilities, cinema, health and medical services, excellent schools and a local college which forms part of the University of the Highlands and Islands. Elgin is situated approximately 36 miles east of Inverness and 64 miles west of Aberdeen with good transport links via the A96 trunk route and mainline rail links to Inverness and Aberdeen and their respective airports.





Property

Two bedroom semi-detached house in the popular West End of Elgin with spacious accommodation on two floors. The property benefits from double glazing and gas central heating throughout and all carpets and floor coverings, blinds, curtains and some light fittings (Vestibule, Hall and bedroom 2 to be removed) are included in the sale. Early viewing is highly recommended to appreciate the quality of accommodation on offer.

Accommodation:

Entrance Vestibule (2.02m x 1.02m)

Entry is via a wooden exterior door into the vestibule, a further glazed panel door gives access into the hallway.

Hallway (3.76m x 1.50m at widest point)

The bright hallway is laid with wood effect vinyl flooring which continues throughout the ground floor, large under stair storage cupboard and carpeted staircase leads to the upper floor.

Living Room (4.44m x 4.12m)

A bright and spacious living room with a bay window to the front. Recessed fire place housing the wood burning stove and has oak over mantle. To side is half size double door cupboard with display shelving above.

Dining Room (4.60m x 3.65m)

A lovely bright open room with double window overlooking the rear garden. Comfortable space to accommodate dining table and chairs and further seating. Shelved storage cupboard and wall mounted feature fire. A breakfast bar separates the dining room from the kitchen.

Kitchen (3.41m x 3.08m)

Fitted with an excellent range of wall and base units in pale grey with contrasting darker grey worktops incorporating a 1 ½ bowl sink and drainer situated in the central breakfast bar. Integrated oven, microwave, induction hob with extractor hood and matching splashback. Also has integrated fridge, freezer, dish washer and washing machine. A partially glazed door leads to the rear garden.

Upper Landing:

Carpeted staircase leads to the upper landing, which in turn gives access all accommodation on the first floor and has hatch to the storage loft.

Main Bedroom (5.16m x 3.93m into bay window)

Large double bedroom situated to the front of the property with bay window overlooking the garden and flooding the room with light. Built-in cupboards with hanging and shelf space.

Bedroom 2 (3.67m x 3.34m)

Further large double bedroom this time situated to the rear of the property, has storage into the eaves and ample space for free standing furniture.

Family Bathroom (3.26m x 2.34m)

A spacious family bathroom fitted with a white suite comprising WC, and wash hand basin both built into a vanity unit. Bath with storage shelf behind. Double-size walk-in shower cubicle with mains double head shower and glazed doors. TV fitted into the wall above the bath, heated towel rail and storage cupboard into the eaves.

External

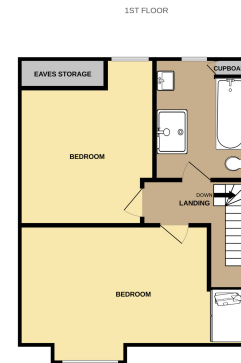
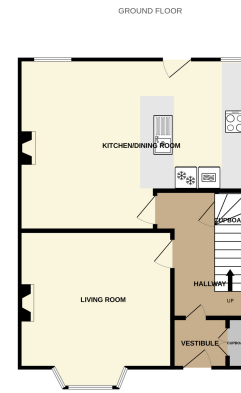
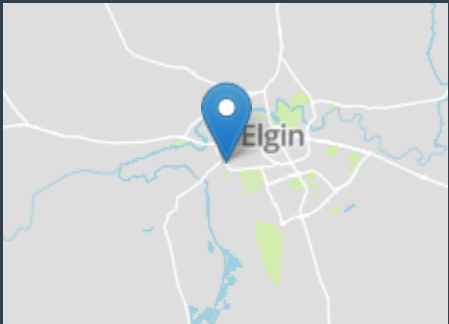
The easily maintained garden to the front is mainly laid to lawn with flower and shrub borders. Wrought iron gate to steps and path leading to the front door.

There is a good size enclosed garden to the rear mainly laid to lawn with a gate to the driveway for private parking and garage which is accessed via a rear lane. The garage is brick built and rendered, with an up and over door and has further storage.



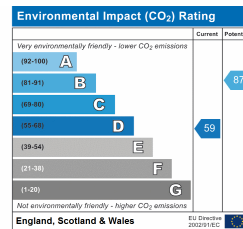
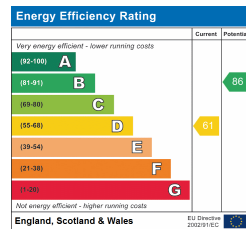






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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.