

## The Moray Council Property Sales Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

# FOR SALE

## 13 WITTET DRIVE, ELGIN



Fixed Price of £220,000

Detached bungalow situated in a popular residential area in the west end of Elgin within the catchment area of West End Primary School. The accommodation which is entirely on the ground floor comprises an entrance vestibule, hallway, livingroom, four bedrooms, diningroom, kitchen, bathroom, shower room and utility room. The property benefits from double glazing, gas central heating, gardens, driveway and a timber garden shed.

*Any party wishing to submit an offer should first note their interest. Full instructions on submitting an offer will subsequently be issued only to parties who have noted interest.*

## Accommodation

- Entrance Vestibule:** 1.2m x 1.37m (3'11"x4'6")  
Solid timber part glazed door, laminate timber flooring, ceiling light fitting and full glazed timber door to hallway.
- Hallway:** Laminate timber flooring, 3 ceiling light fittings, 3 ceiling mounted fire alarms, cupboard off, radiator with thermostatic valve, 4 power points and telecom socket.
- Livingroom:** 4.16m x 3.95m + 1m x 2.03m (13'8"x12'11" + 3'3" x 6'8")  
Bay window to front garden with vertical blinds and curtain rail, gas fire with timber mantelpiece and solid stone hearth, varnished timber floor, display recess with cupboard below, radiator with thermostatic valve, 6 power points, telecom point, television and satellite television sockets, ceiling light fitting and ceiling mounted fire alarm.
- Bedroom 1:** 3.52m x 3.96m + 1m x 2.03m (11'6"x 12'11" + 3'3" x 6'8")  
Window to front garden with vertical blinds and fitted curtain rail, carpeted floor, radiator with thermostatic valve, 8 power points and TV aerial point.
- Bedroom 2:** 4.27m x 2.42m (14'0" x 7'11") (excludes fitted wardrobe)  
Window to rear garden with roller blind, built in full length fitted wardrobe with mirrored doors and in-built shelving, fitted carpet, radiator with thermostatic valve, 2 power points and ceiling light fitting.
- Bedroom 3:** 3.05m x 3.84m (10'0" x 12'7")  
Window to side garden/driveway with fitted curtains, bare timber floor, radiator with thermostatic valve, 4 power points, TV aerial point, ceiling light fitting with multiple spotlights.
- Bedroom 4:** 3.96m x 2.70m (13'0" x 8'10")  
Window to side garden/driveway, fitted carpets, radiator with thermostatic valve, 4 power points, telecom point and ceiling light fitting.
- Bathroom:** 1.80m x 2.40m ( 5'11" x 7'10")  
Window to side garden/driveway, pedestal mounted wash hand basin with hot and cold water, low flush WC and fitted bath with wall mounted shower, solid varnished timber floor, ceramic tiled walls to rear of bath and wash hand basin, radiator and ceiling mounted light fitting.
- Shower Room:** 1.36m x 2.82m (4'6" x 9'3")  
Wet floor shower room with ceramic tiled floor, ceramic tiled walls, vanity unit fitted wash hand basin with mixer tap, low level flush WC and walk-in shower with wall mounted shower unit, chrome towel radiator with thermostatic valve and multiple ceiling mounted spotlights.

<b>Kitchen:</b>	4.15m x 3.82m (13'7" x 12'6") Window with roller blind to rear garden with views over open countryside. Fitted kitchen unit with wooden door facings, laminate worktop, sink/drainage unit with mixer tap, fitted dishwasher, fitted double oven, induction hob with ventilation hood, vinyl flooring, ceramic tile splashback, ceiling mounted light fitting with multiple spotlights, ceiling mounted fire alarm, radiator with thermostatic valve, 12 power points, TV aerial point, glazed double door to diningroom.
<b>Diningroom:</b>	3.15m x 3.48m (10'4" x 11'5") Sliding patio door to rear garden with curtain rail, laminate timber flooring, radiator with thermostatic value, 8 power points, satellite TV point, telecom point, ceiling light fitting.
<b>Utility Room:</b>	2.02m x 1.77m (6'8" x 5'9") Part glazed solid timber door to rear garden, wall mounted gas boiler, vinyl flooring, radiator with thermostatic valve, 4 power points, central heating controls, plumbing for washing machine, carbon monoxide alarm, ceiling mounted light fitting.
<b>Outbuildings:</b>	Single small timber garden felt roof shed in poor condition.
<b>Gardens:</b>	The front garden is mainly laid to grass with a lengthy gravel driveway the full length of the left hand side of the house. The rear garden is mainly laid to grass with a paved patio area surrounded by raised planter walls.
<b>Energy Performance Certificate:</b>	Current rating is E. To view the full Energy Performance Certificate or Home Report please follow the link below: <a href="https://app.onesurvey.org/Pdf/HomeReport?q=RzPqq%2fMrsQnPKrWX5J6DoA%3d%3d">https://app.onesurvey.org/Pdf/HomeReport?q=RzPqq%2fMrsQnPKrWX5J6DoA%3d%3d</a>
<b>Council Tax Banding:</b>	The property has been assessed as having a Council Tax Banding of E.
<b>Title:</b>	The Council's Title to the property can be viewed by arrangement by contacting Kathryn Macpherson (Property & Contracts), Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No (01343) 563024.
<b>Further Details/ Viewing:</b>	For further details or to arrange a viewing contact Ian Walker, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No (0300) 1234566 or e-mail: <a href="mailto:ian.walker@moray.gov.uk">ian.walker@moray.gov.uk</a> or <a href="mailto:estates@moray.gov.uk">estates@moray.gov.uk</a> .

**Offers:**

The property is available for purchase at a fixed price of £220,000

Offers should be made in writing to the Estates Manager, Moray Council, Council Offices, High Street, Elgin. IV30 1BX or email [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

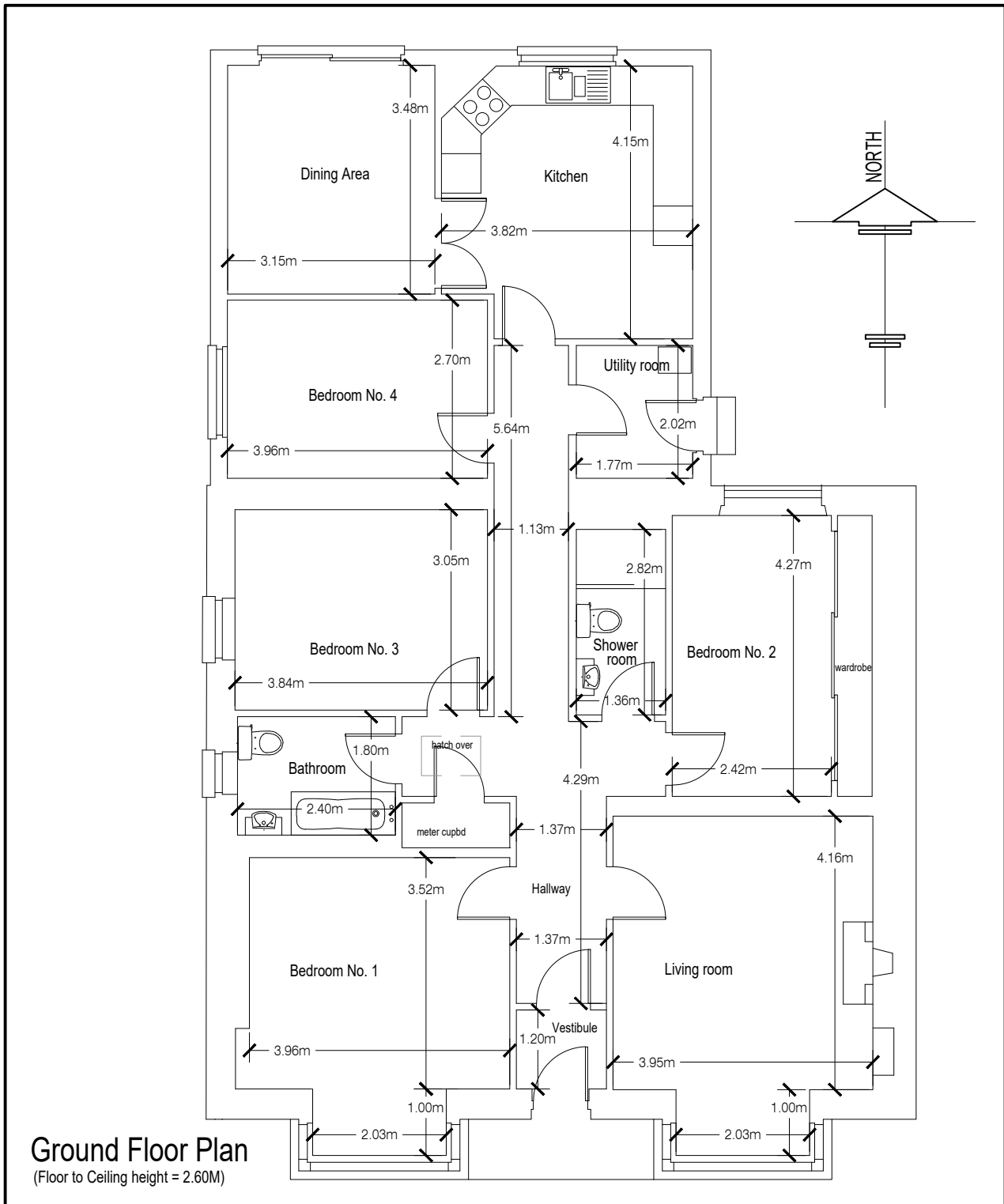
It should be noted that the Council is not obliged to accept any offer.

**Disclaimer:**

This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regard to the accuracy of any statements contained in the above particulars.

*Any intending offerers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of Writings (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationships or commitment. Any contracts shall only be entered into by way of missives between respective Solicitors.*

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



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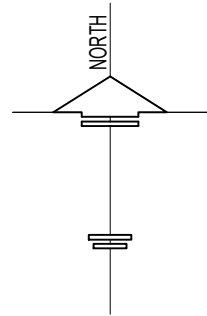
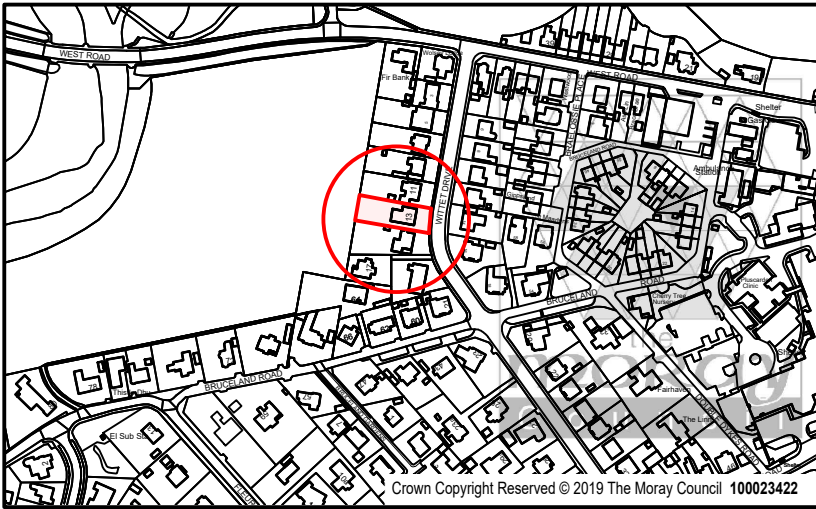
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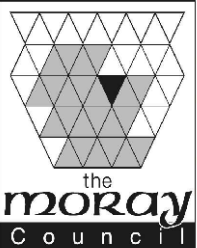
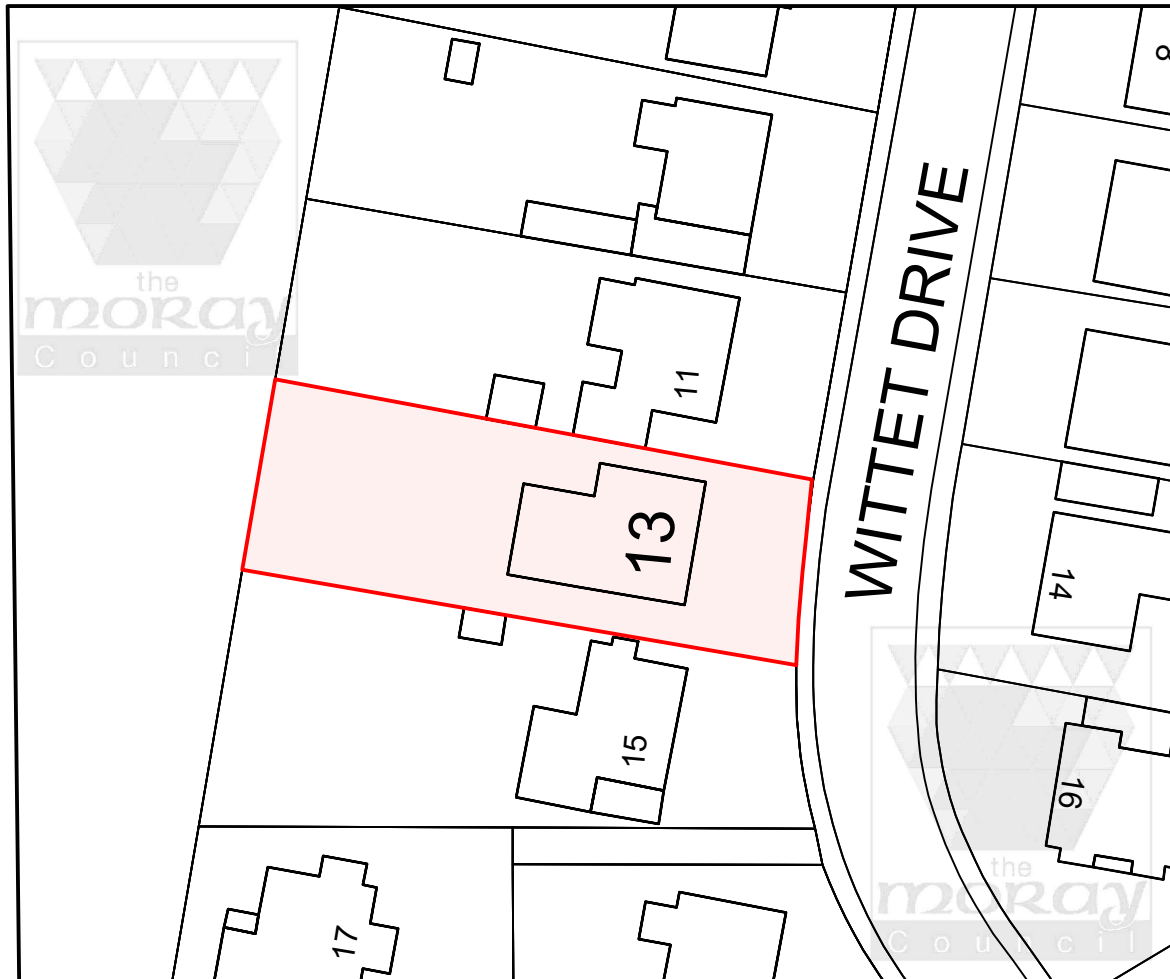
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The Moray Council  
Council Office, High Street, Elgin IV30 1BX  
Telephone: 01343 563281

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LOCATION PLAN 1:5000



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