

The Moray Council Property Sales Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

11 WITTET DRIVE, ELGIN



Fixed Price of £225,000

Detached house situated in a popular residential area in the west end of Elgin within the catchment area of West End Primary School. The accommodation comprises an entrance vestibule, hallway, livingroom, dining area, kitchen, two ground floor bedrooms, conservatory, bathroom and on the first floor a master bedroom with en-suite bathroom. The property benefits from secondary and partial double glazing, gas central heating, gardens, driveway, spacious garage and a large timber garden shed.

Any parties intending 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

Ground Floor

- Entrance Vestibule:** 1.21m x 1.24m (3'11" x 4'1")
Solid timber and part glazed door, laminate flooring, ceiling light fitting, meter cupboard and glazed door to hallway.
- Hallway:** T-shaped hallway with access to all ground floor rooms and stair to first floor, carpeted, single ceiling light fitting, radiator with thermostatic valve, 3 power points, telecom point and under stair cupboards.
- Livingroom:** 3.96m x 4.29m + 1.02m x 1.98m (13'0" x 14'1") + (3'4" x 6'6")
Bay window with fitted curtains and vertical blinds overlooking front garden, gas fire with marble hearth and surround, fitted carpets, display recess with part glazed shelving and part timber sliding doors, radiator with thermostatic valve, 5 power points, telecom point and satellite television socket and ceiling light fitting.
- Bedroom 1:** 3.97m x 3.53m + 1.02m x 1.98m (13'0" x 11'7") + (3'4" x 6'6")
Bay window with fitted curtains and vertical blinds overlooking front garden, display recess with part glazed shelving with cupboard below, carpeted floor, radiator with thermostatic valve, 6 power points, telecom point, aerial point and ceiling light fitting.
- Bedroom 2:** 4.29m x 3.03m (14'1" x 9'11")
French doors to conservatory with fitted curtains, built in cupboard, fitted carpet, radiator with thermostatic valve, 5 power points, telecom point and ceiling light fitting.
- Diningroom:** 3.04m x 2.71m (14'1" x 8'11")
Glazed door to conservatory and open archway to kitchen, fitted laminate flooring, radiator with thermostatic valve, 6 power points and ceiling light fitting.
- Kitchen:** 3.03m x 3.73m (14'1" x 12'3")
Double glazed window to rear garden, fitted kitchen with wood effect facings and laminate worktop, built in fridge freezer and dishwasher, mounted gas boiler (replaced February 2019), cooker with oven, 4 hobs and grill, vinyl flooring, ceramic splashback, multiple recessed spotlights, 10 power points and door to rear hallway accessing utility area and garage.

Bathroom: 1.86m x 2.43m (6'1" x 7'11")
Double glazed window, built in vanity mounted sink with cupboard below, lit vanity mirror, low level flush WC, corner mounted fitted shower, vinyl floor, towel radiator and ceiling light fitting with multiple spotlights.

Utility Room: 1.6m x 2.7m (5'3" x 8'10")
Window to rear garden, timber door to garage, part glazed timber door to rear garden with fitted base and wall mounted kitchen units, stainless steel sink and drainer mounted in a laminate worktop, space and plumbing for a fitted washing machine, ceramic floor tiling, 4 power points and 2 ceiling light fittings.

Garage: 2.52m x 6.33m (8'3" x 20'9")
Concrete floor, bare concrete block walls, plasterboard ceiling with sectional up and over garage door, 2 ceiling mounted strip lights, 6 powerpoints.

1st Floor

Landing: 1st floor landing with hatch to loft, gives access via glazed door to master bedroom.

Master Bedroom: 5.06m x 3.12m (16'7" x 10'3").
Double glazed windows to front and rear gardens, doors to loft storage area and en-suite bathroom, fitted carpets, radiator with thermostatic valve, 6 power points and TV aerial point, multiple ceiling mounted spotlights.

En-suite Bathroom: Velux window, pedestal mounted wash hand basin, low flush WC and whirlpool bath with shower fitting, tiled walls, carpeted floor and ceiling mounted multiple spotlights.

Outbuildings: Large timber garden shed with corrugated iron roof.

Gardens: The front garden is mainly laid to grass with a gravel drive to one side and some mature shrubbery at the road edge. The rear garden is again mainly laid to grass with several mature trees and shrubs with a view overlooking the River Lossie and a field at the rear.

Energy Performance Certificate: Current rating is E.
To view the full Energy Performance Certificate or Home Report please follow the link below:

<https://app.onesurvey.org/Pdf/HomeReport?q=A4SY2bvmL56%2bA6LQm33tEA%3d%3d>

Council Tax Banding: The property has been assessed as having a Council Tax Banding of E.

Title: 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.

**Further Details/
Viewing:** 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: ian.walker@moray.gov.uk or estates@moray.gov.uk.

Offers: The property is available for purchase at a fixed price of £225,000

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

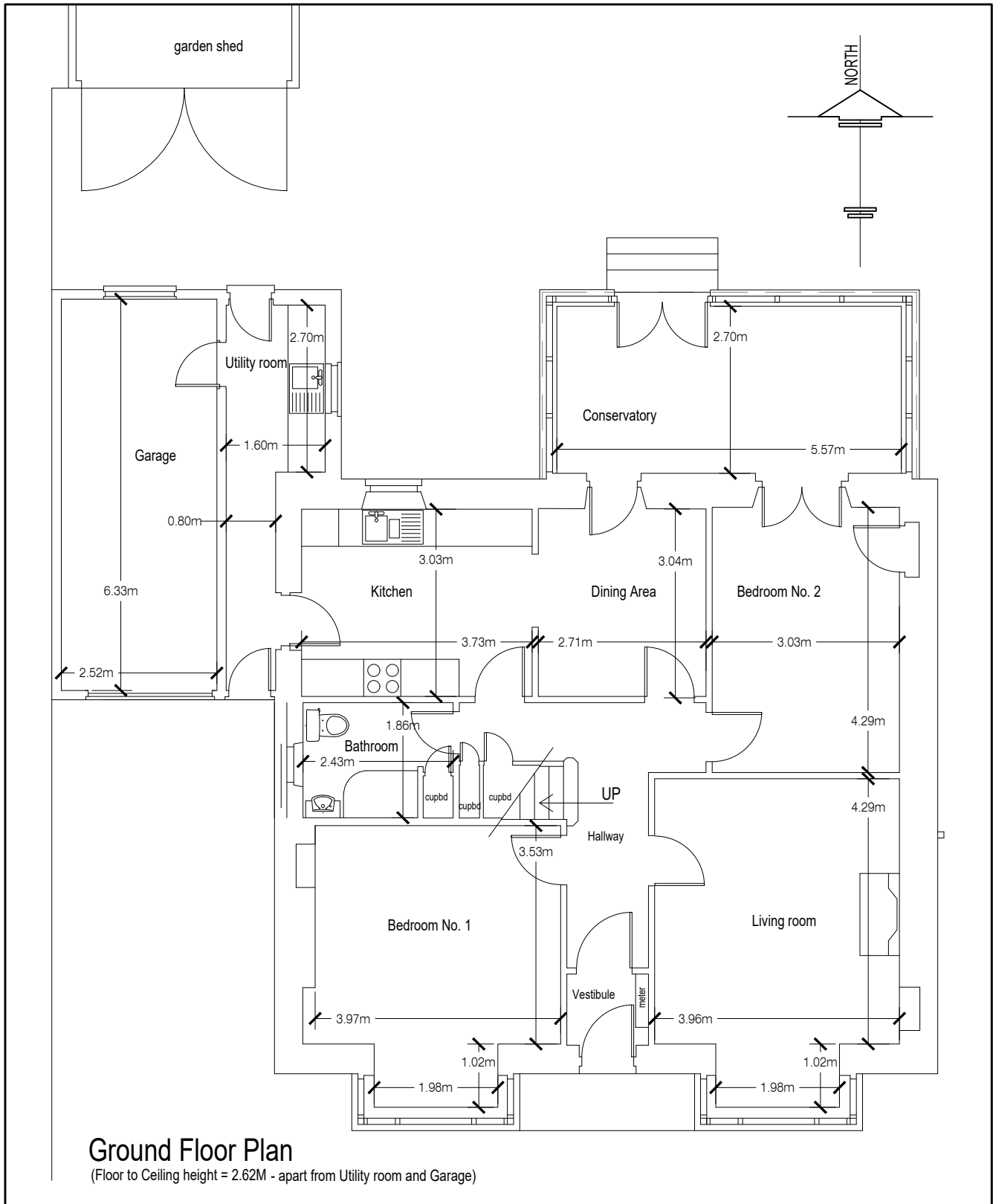
It should be noted that the Council is not obliged to accept any offer.

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.

Any parties intending to submit an offer 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 the Writing (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered in to by way of missives between respective solicitors.

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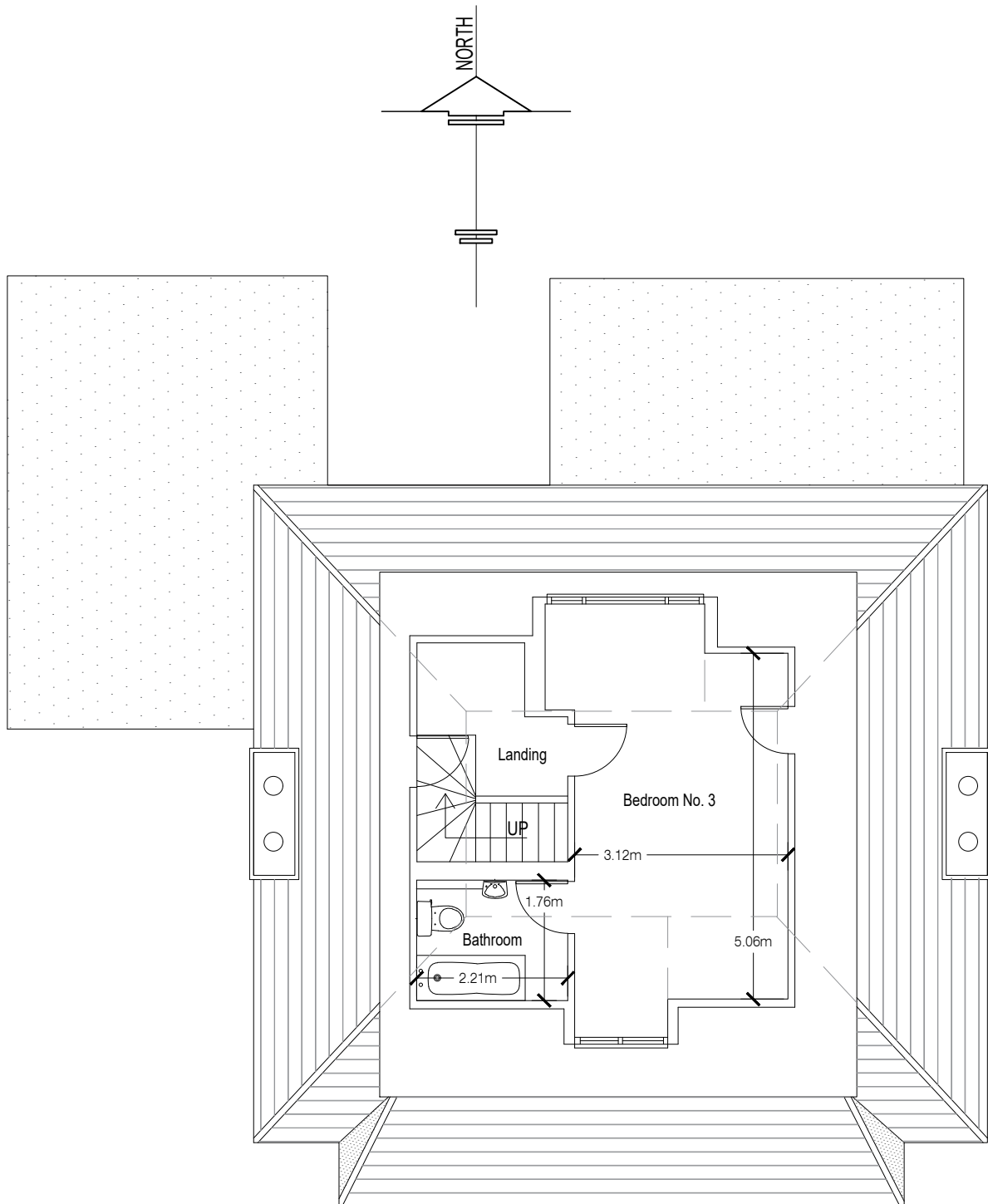
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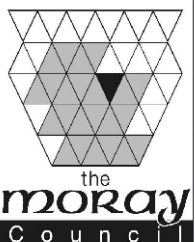
The Moray Council
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Telephone: 01343 563281

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First Floor Plan

(Floor to Ceiling height = 2.23M)
(coombed ceilings)



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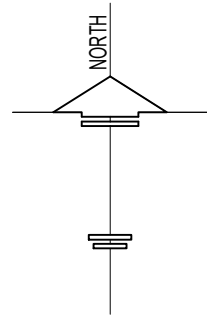
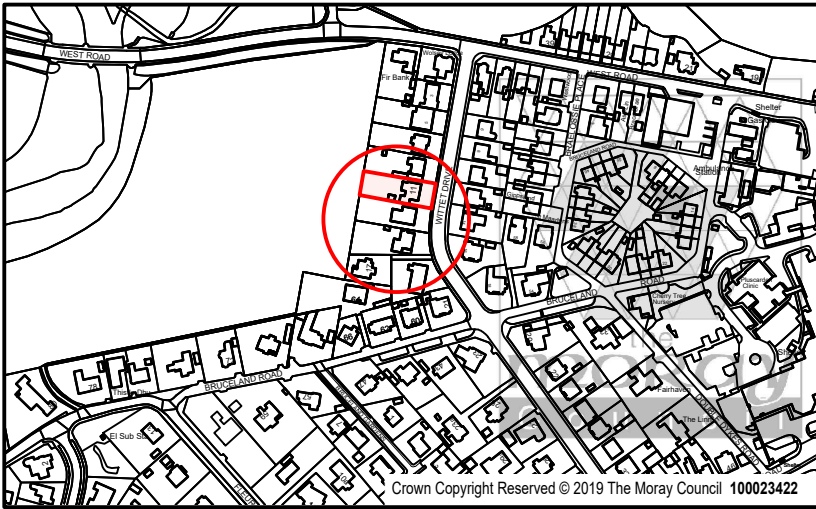
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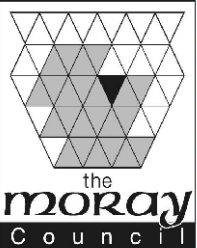
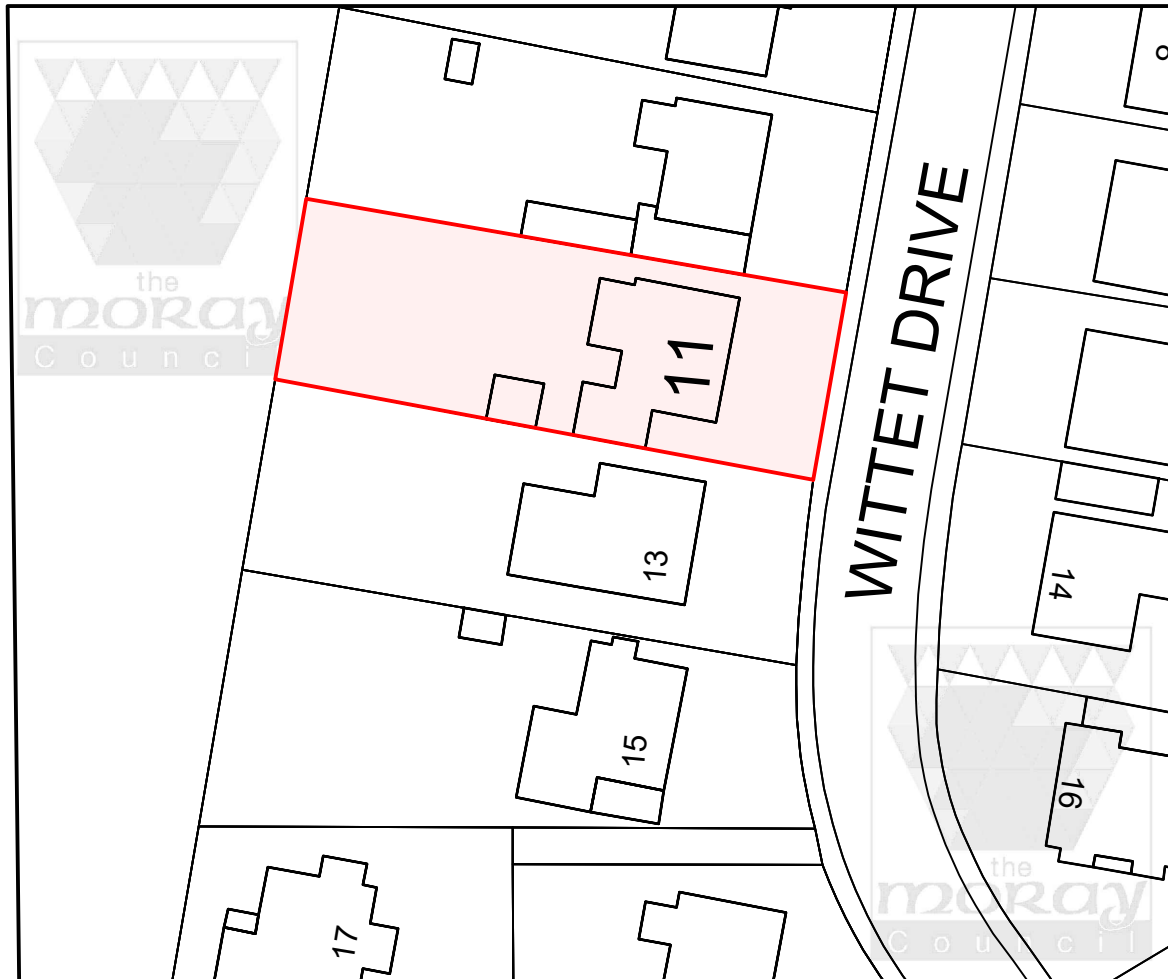
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LOCATION PLAN 1:5000



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