

The Moray Council Property Sales Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

15 WITTET DRIVE, ELGIN



Fixed Price of £215,000

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, kitchen with dining area, bedroom with ensuite shower room, bathroom, utility room and car port on the ground floor and two bedrooms on the first floor. The property benefits from secondary and partial double glazing, gas central heating, gardens, driveway, and a summerhouse.

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

Ground Floor

- Entrance Vestibule:** 1.35m x 1.15m (4'4" x 3'8")
Solid timber and part glazed door, ceramic tile flooring, ceiling light fitting and glazed door to hallway.
- Hallway:** Irregular shaped hallway with access to all ground floor rooms and stair to first floor, exposed timber floor boarding, two ceiling light fitting, 2 radiators with thermostatic valves, 2 power points, two full height cupboards.
- Livingroom:** 3.98m x 3.83m + 3.65m x 3.97m(13'1"x12'7"+12'0"x13'0")
Exclusive of Bay window with fitted drop curtains overlooking front garden, gas fire with solid hearth and plastered surround, fitted carpets, recess doors, softwood skirtings and facings and doors, 3 radiators with thermostatic valves, 8 power points, aerial point, BT points and 2 ceiling light fittings.
- Bedroom 1:** 4.17m x 3.83m (13'8" x 12'7") exclusive of bay window with fitted blinds overlooking front garden, display carpeted floor, radiator with thermostatic valve, 2 power points, aerial point and ceiling light fitting.
- Ensuite** 1.99m(max) x1.92 (6'6" x 6'4") Built in vanity mounted sink with cupboard below, low level flush WC, corner mounted fitted shower, carpeted floor, towel radiator and ceiling light fitting.
- Bathroom:** 2.28m x 2.02m (7'6" x 6'7")
Double glazed velux window, pedestal mounted sink, low level flush WC and bath with mounted fitted shower, ceramic tiled floor, radiator with thermostatic valve and ceiling light fitting with multiple spotlights.
- Utility Room:** 1.32m x 3.15m (4'4" x 10'4")
Window to side garden, with fitted base kitchen units and laminate worktop, solid floor with vinyl, 4 power points and ceiling light fittings.
- Kitchen/Diner:** 7.29m x 3.15m (23'11" x 10'4")
Window to rear garden, fitted kitchen with wood effect facings and laminate worktop, built in double oven, convection hob and stainless steel and glass hood sink timber effect vinyl flooring, glass splashback, multiple recessed spotlights and 10 power points. 2 radiators with thermostatic valves and half glazed aluminium door to rear garden.

First Floor

- Staircase:** Wooden staircase with hardwood painted facing, skirtings and balustrade, fitted carpet on stair and landing, UPVC window overlooking rear garden.

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| Bedroom 2: | 3.14m x 3.86m (10'4" x 12'8") Windows overlooking front garden, built in shelving, fitted carpet, radiator with thermostatic valve, 2 power points, one aerial point, one BT point and one ceiling light fitting. |
| Bedroom 3: | 3.22m x 3.86m (10'7" x 12'8"). Window overlooking front gardens, hatch to loft, fitted carpets, radiator with thermostatic valve, 6 power points and TV aerial point, ceiling mounted light. Door leading into loft area through built in storage cupboards. |
| Car Port: | Tarmac base, timber frame roof with plastic Perspex roof supported off box sectioned steel posts. |
| Outbuildings: | Summerhouse constructed with part rendered concrete block walls and part glazed with a bitumen felt flat roof. |
| Gardens: | The front garden is low maintenance with a tarmac drive to the car port. The rear garden is again mainly laid to grass with a concrete slab paving patio and 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=UJr5HFJH5742FKmF9Rsegg%3d%3d The solar panel installation is not operational as it has been disconnected. The Home Report has identified a small leak to the dining room roof. Roofing contractors have been instructed to establish the cause and undertake all necessary works to rectify the issue. |
| 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 either ian.walker@moray.gov.uk or estates@moray.gov.uk . |

Offers:

The property is available for purchase at a fixed price of £215,000

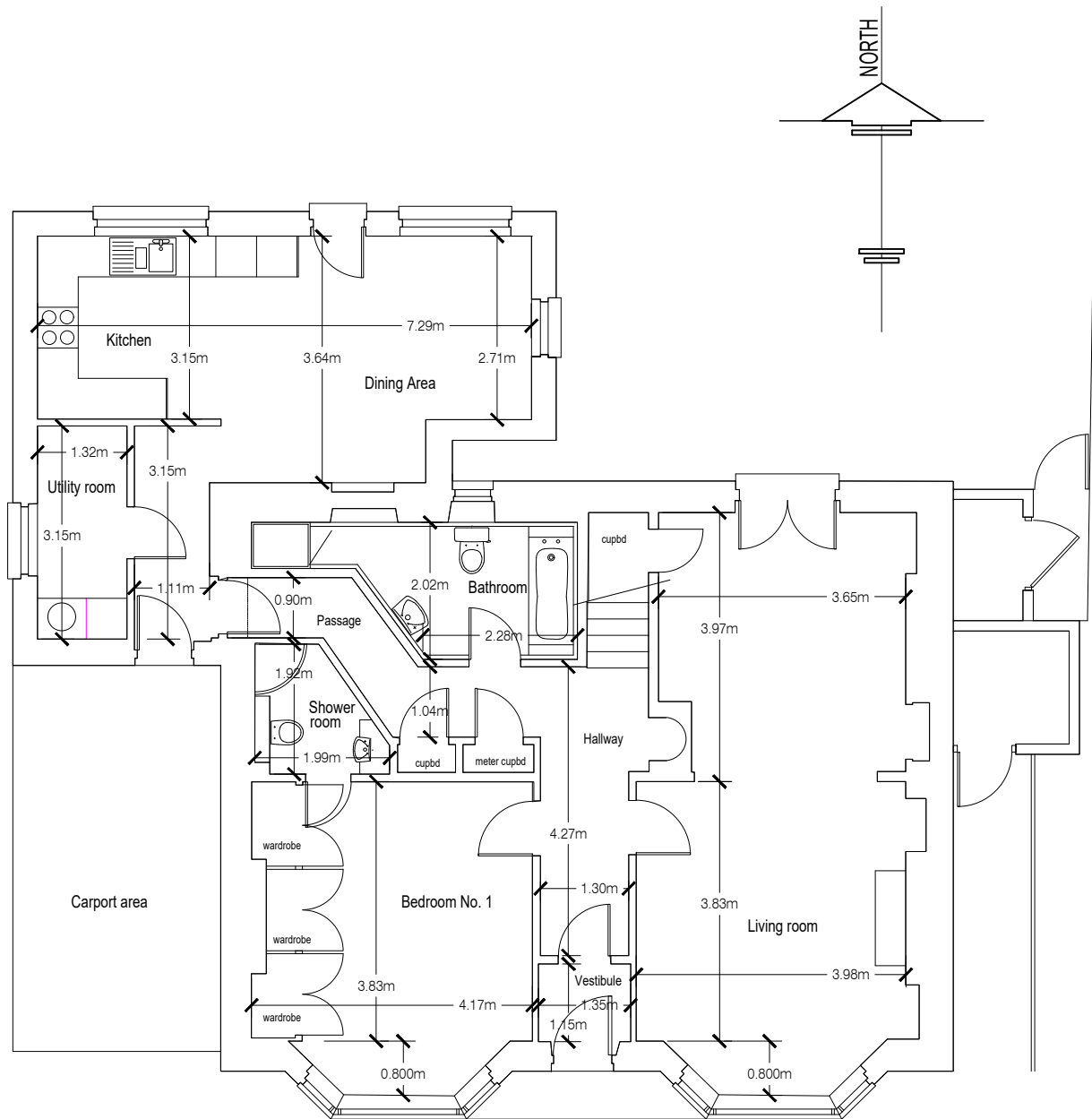
Offers should be made in writing to the Estates Manager, Moray Council, Council Offices, High Street, Elgin. IV30 1BX or estates@moray.gov.uk

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

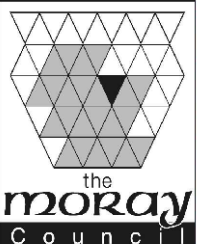
Disclaimer:

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.



Ground Floor Plan
(Floor to Ceiling height = 2.60M)



Property For Sale

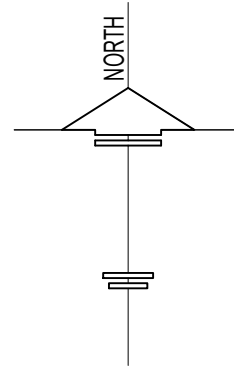
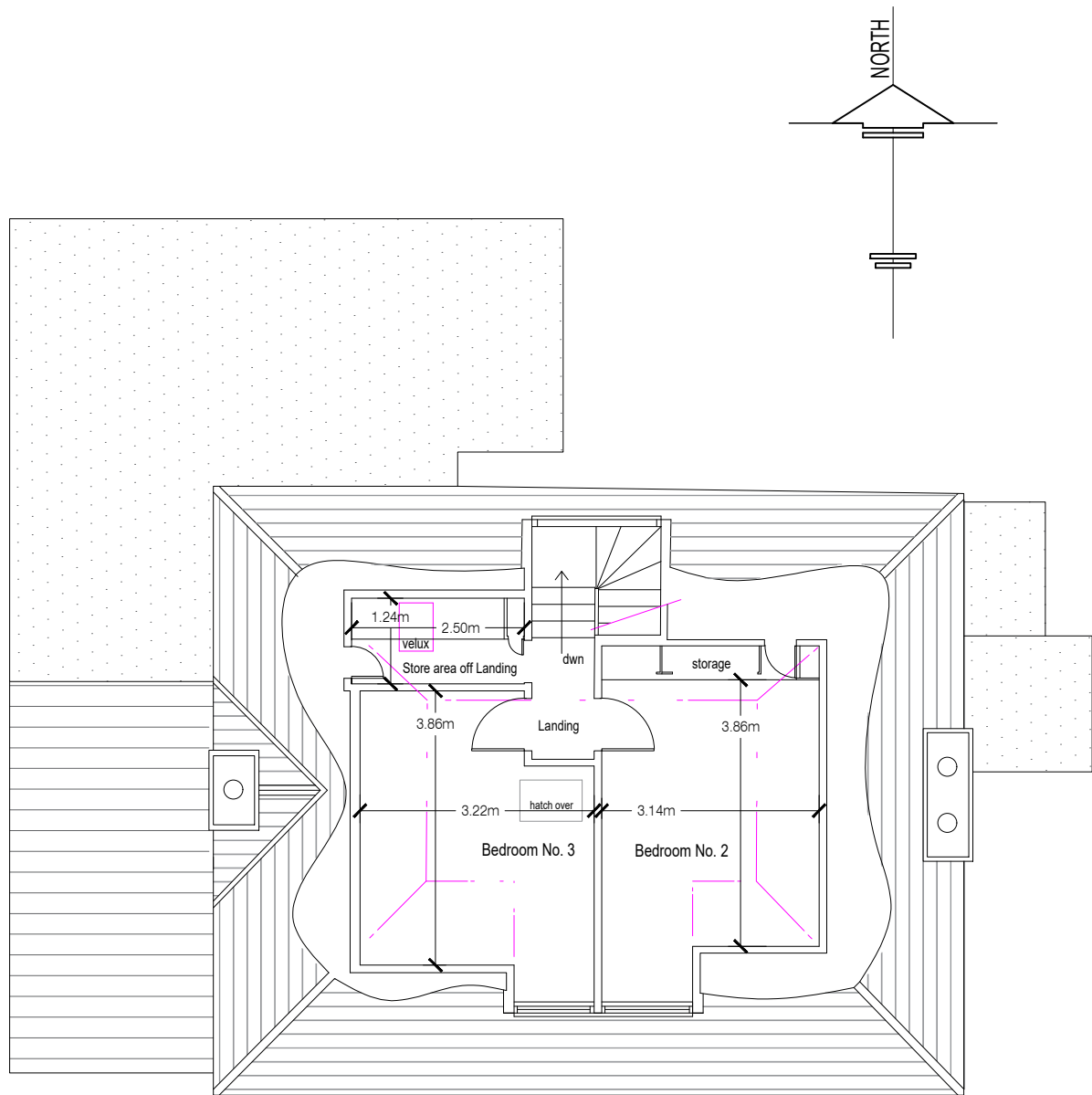
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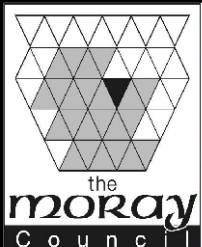
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Telephone: 01343 563281

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First Floor Plan
(Floor to Ceiling height = 2.26M)



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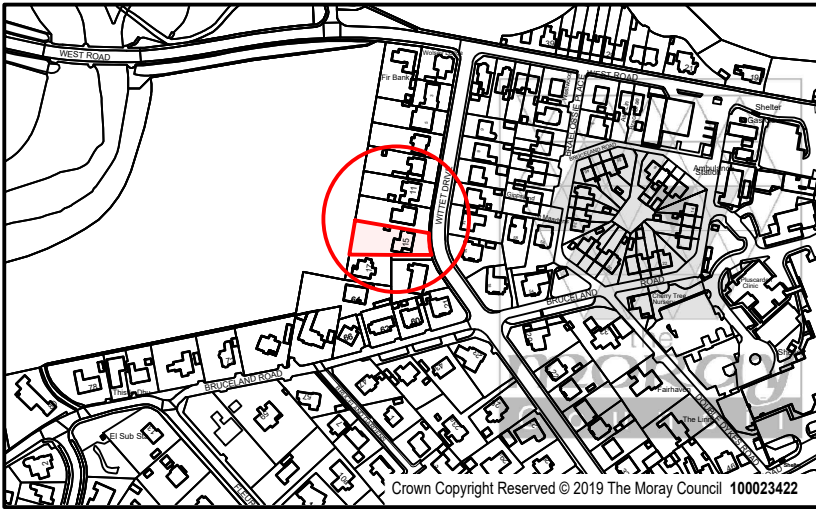
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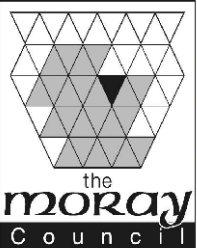
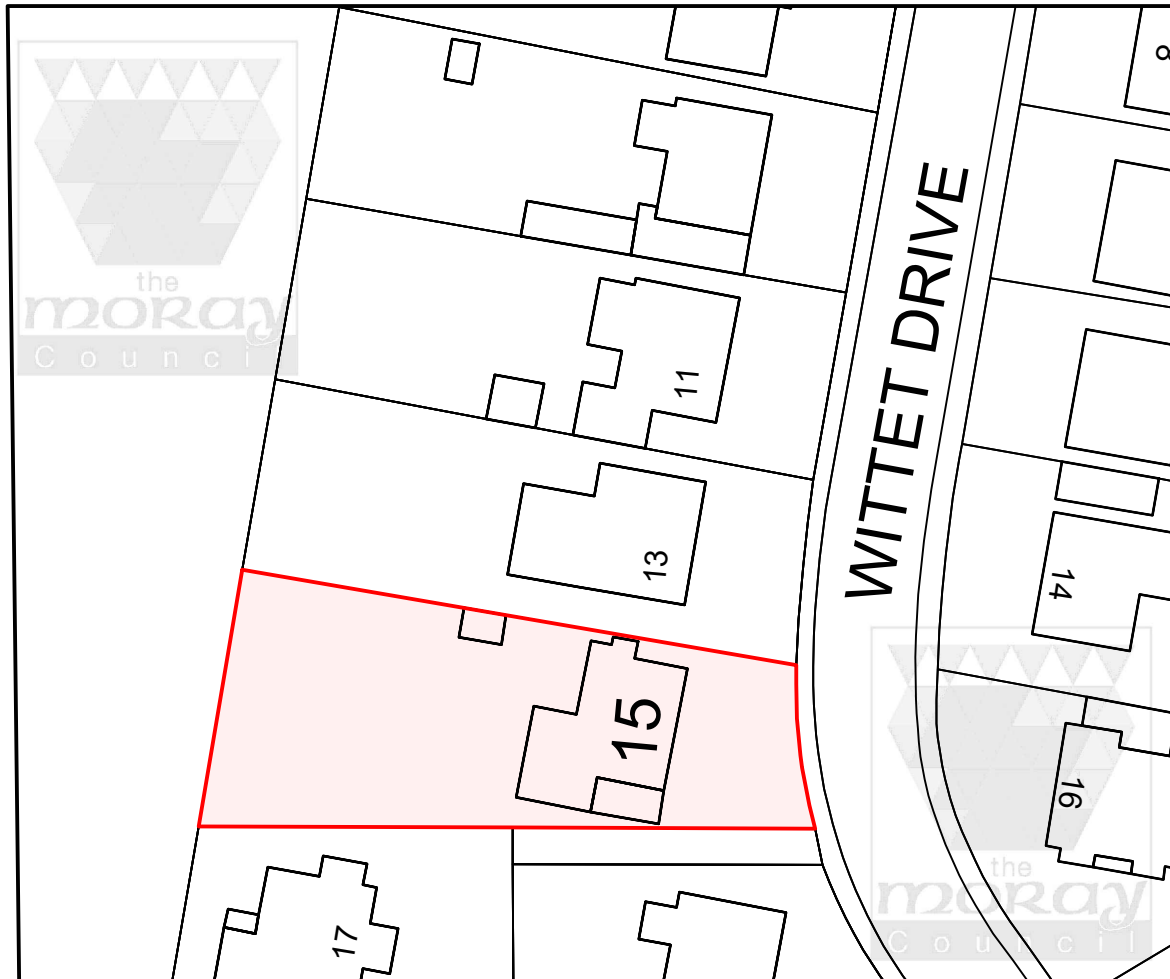
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LOCATION PLAN 1:5000



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