

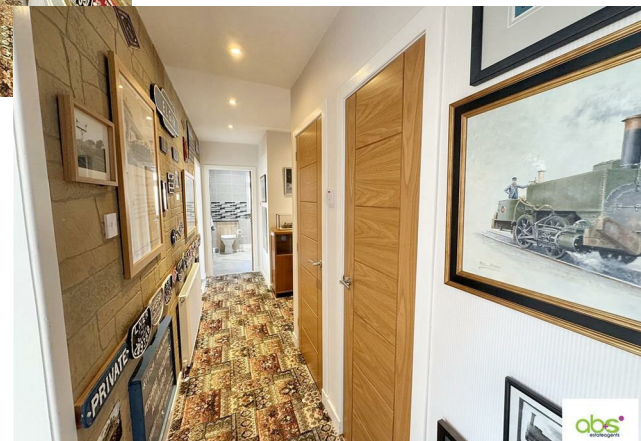


**Westerley 3 Smith Street, Elgin, IV30 6BJ**

**Offers Over £210,000**

 **3**  **1**  **2**  **C**

**abs+**  
estateagents



# Westerley 3 Smith Street Elgin, IV30 6BJ

- Well presented and upgraded 3 Bedroom Bungalow
- Lounge with stove and spacious, updated Kitchen/Diner
- Modern, updated Shower Room
- Private 2 section garden
- Large Attic with conversion potential (503 sq.ft.)
- Convenient situation near the retail park
- 3 Bedrooms (with flexible office/dining room option)
- Sunroom with garden access
- Off-Street Parking + Garage and shed with light and power
- Nearby schools and shops

Charming 3-Bedroom Semi-Detached Bungalow with Large Attic, Sunroom, Updated Kitchen and Modern Shower Room

Westerley is a delightful 3-bedroom semi-detached bungalow offering versatile living, including the option to use one of the bedrooms as a dining room or home office. The property features a bright sunroom with direct garden access, a spacious and recently updated kitchen/diner, and a stylish modern shower room. Upstairs, a large attic (approximately 503 sq.ft.) presents excellent conversion potential, subject to planning. The home is complemented by a private garden, off-street parking, and a garage, with the total floor area extending to approximately 1,617 sq.ft.



Offers Over £210,000



## Entrance Vestibule

4'1" x .26'2" (1.25 x .8)

Cupboard with electric meter and fuse box, Door to :-

## Hallway

6'4" x 12'9'4" (1.95 x 3.93)

Generous L shaped hall with boiler cupboard and broom cupboard. Hatch with pull down ladder to the attic.

## Lounge

17'2" x 11'11" (5.23m x 3.63m)

Generous and well proportioned lounge with front facing picture windows. Slate hearth with stove.

## Dining Kitchen

15'5" x 10'3" (4.70m x 3.12m)

Upgraded fitted kitchen with full range of fitted units, work surfaces plus small breakfast bar. Triple window to outside wall and large window to the Sun Room gives great natural light.

## Sun Room

13'7" x 13'5" (4.14m x 4.09m)

Ideal for relaxing with garden views

## Office or Bedroom 3

10'3" x 9'10" (3.12m x 3.00m)

Flexible room with rear facing window. Fitted cupboard.

## Bedroom 1

12'0" x 10'9" (3.68 x 3.3)

Front facing double bedroom with fitted wardrobe. Plenty space for additional furniture.



## Bedroom 2

14'0" x 8'11" (4.27m x 2.72m)

Light-filled and well proportioned with rear facing window overlooking the garden. Double fitted wardrobe.

## Shower Room

8'5" x 5'11" (2.57m x 1.80m)

Stylish and updated shower room.

## Front Garden

Lockblock driveway affording good off street parking. Fronted by a stone wall the front garden is laid to lawn with pathway, shrubs and tree.

## Rear Garden

Driveway affording good off street parking in front of the garage. Enclosed established and well presented garden at the rear of the house and a further sun trap area between the garage and the shed laid to lawn.

## Garage and Shed

9'6" x 16'7" and 6'10" x 9'10" (2.9 x 5.06 and 2.1 x 3)

Garage with up and over door, separate side door, window. Light and Power. Timber shed with windows, light and power.

## Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the integral appliances in the kitchen, namely the fridge/freezer, double oven and grill, 4 ring electric hob and hood plus dishwasher.

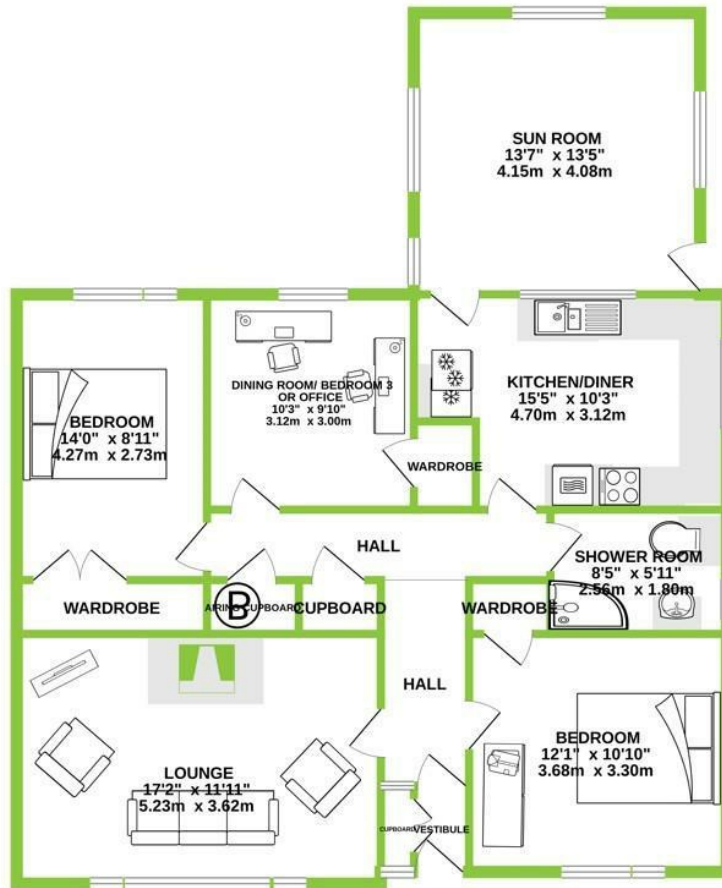
## Home Report

The Home Report Valuation as at April, 2025 is £210,000, Council Tax Band D and EPI rating is C.

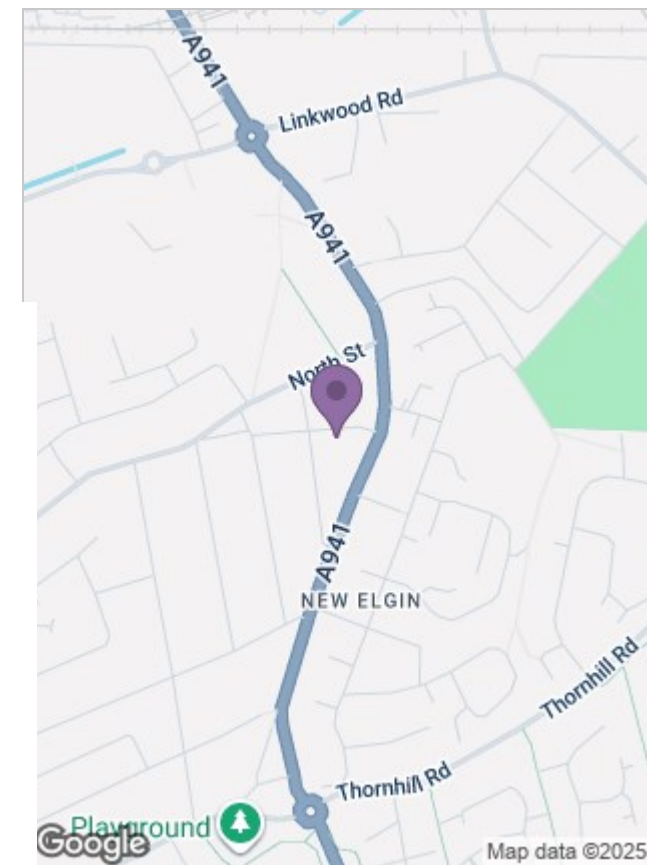
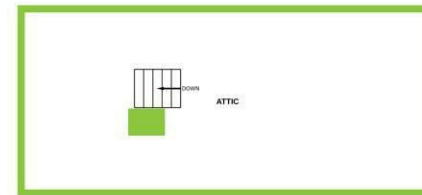




GROUND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>83</b> |
| (69-80) <b>C</b>                            | <b>69</b>                                                                                                     |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC  |           |

## Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.