



**33 Ashfield Drive, Elgin, IV30 6HF**  
**Offers Over £175,000**

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**abs**<sup>+</sup>  
estateagents



33 Ashfield Drive presents an excellent opportunity for those seeking a comfortable and convenient home. This semi-detached bungalow, built in the 1980s, offers a delightful living space of 721 square feet, making it an ideal choice for small families, couples, or individuals looking to downsize.

Accommodation comprises a Lounge, Kitchen, 2 Bedrooms and a Shower Room.

One of the standout features of this bungalow is the generous parking provision, accommodating up to three vehicles, which is a rare find in many properties. This added convenience ensures that you and your guests will never have to worry about parking.

The location of Ashfield Drive is particularly appealing, with it being within easy reach of local amenities, schools, and transport links.

#### **Porch**

3'11" x 5'8" (1.21m x 1.73m)

Laminate flooring with matwell, coat hooks and pendant light. Cupboard housing the electricity fuse box and gas meter. Opaque glass door to:-

#### **Hallway**

L-shaped Hallway with doors to all rooms. Cupboard housing Worcester boiler. Storage cupboard with a small freezer. Laminate flooring, hatch to loft space, smoke detector, two pendant lights and radiator.

#### **Bedroom 2**

9'1" x 9'10" (2.78m x 3.02m)

Double bedroom with window to the front fitted with vertical blinds and curtains. Built-in wardrobe. Fitted carpet, radiator and pendant light.

#### **Lounge/Diner**

10'5" x 19'9" (3.20m x 6.04m)

Spacious Lounge with a picture window to the front of the property, fitted with vertical blinds and curtains. Ample space for lounge and dining furniture. Two triple light fittings, laminate flooring and a radiator. Freestanding electric fire with mantelpiece.







### Master Bedroom

10'7" x 10'9" (3.23m x 3.28m)

Double bedroom with window to the rear fitted with vertical blinds and curtains. Built-in wardrobe. Fitted carpet, tv wall mount, radiator and pendant light.

### Kitchen

8'8" x 10'7" (2.66m x 3.23m)

Fitted with a range of beech base and wall-mounted units with ample work surfaces and a breakfast bar for casual dining. Integrated oven and hob, dishwasher, washing machine and fridge. Stainless steel sink and drainer. Laminate flooring, radiator and spotlight bar. Door to rear garden. Window to the side with vertical blinds.



### Shower Room

8'7" x 5'2" (2.63m x 1.58m)

Three-piece white suite comprising a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. Wetwall in the shower area and fully tiled on remaining walls. Chrome towel rail radiator, ceiling light and window to the side.

### Outside

Low maintenance garden to the front, which is laid in stone chippings and bounded by a wooden fence. Driveway with parking for 2-3 cars. Fully enclosed garden to the rear, which is also low maintenance and has areas of stone chippings and paving. Flower bed. Timber shed. Rotary dryer.

### Garage

Single garage with up and over door, power and light.

### Fixtures and Fittings

The fitted floor coverings, curtains, blinds, and light fittings will be included in the sale price, along with the fridge, freezer, dishwasher, washing machine, oven, and hob.

### Home Report

The Home Report Valuation as at August 2025 is £175,000, Council Tax Band B and EPI rating is C.





Approx Gross Internal Area  
66 sq m / 714 sq ft



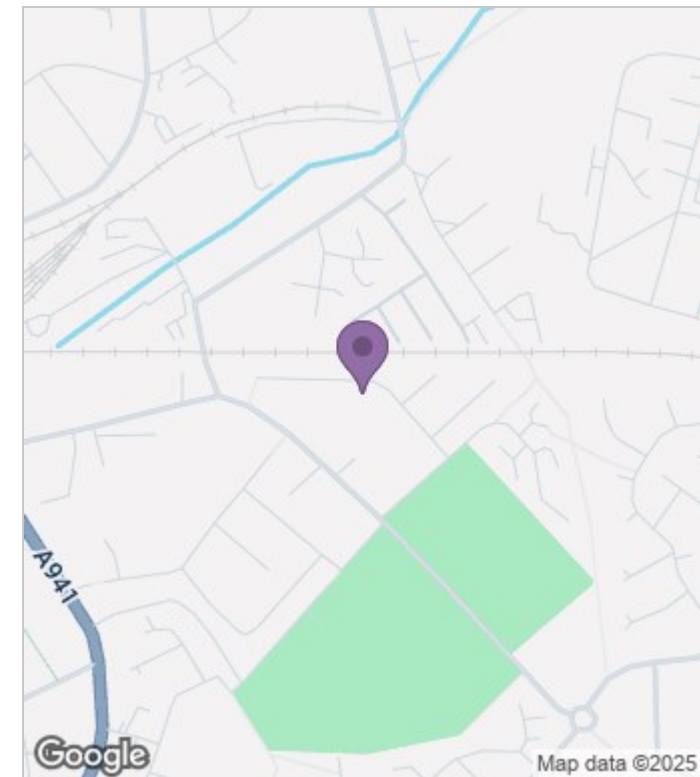
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>76</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 