

CLOSING DATE FRIDAY 10TH MARCH

2 TAIT AVENUE  
ELGIN, IV30 6AU  
12 NOON

2 Tait Avenue, Elgin, IV30 6AU  
Offers Over £295,000

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



Excellent detached Bungalow enjoying a lovely South facing aspect with good sized garden with driveway and double garage. The property boasts a wonderful Lounge and Dining Room with expansive windows bringing great natural light as well as a large dining Kitchen, Master Bedroom with En Suite Shower Room, double Bedroom and single Bedroom/Study or Snug along with an accessible Wet Room. Utility Room off the Kitchen.

### Entrance Porch

3'3" x 5'2" (1 x 1.6)

Ceiling light and carpet. Full length decorative window.

### Hallway

12'11" x 3'3" and 20'11" x 3'1" (3.95 x 1 and 6.4 x 0.95)

L shaped hallway with 3 downlights, radiator and carpet. Cupboard. Hatch to loft.

### Lounge

14'7" x 19'8" (4.45 x 6)

Wonderful light generous Lounge with wall to wall windows. 4 downlights, 3 sets of wall lights, radiator and laminate wood flooring which extends into the dining kitchen. Air conditioning unit.

### Dining Kitchen

11'3" x 17'10" (3.45 x 5.45)

Generous Dining Kitchen with double aspect picture windows, again bringing in great natural light. Full range of fitted floor and wall mounted units with ample work surfaces and splashback tiling. Zanussi electric cooker and Bosch dishwasher. 2 fluorescent light fittings, radiator and the laminate wood flooring flowing through from the Lounge







### Utility Room

7'8" x 9'4" (2.35 x 2.85)

Handy Utility room with range of units. Ample room for appliances. Double aspect windows, ceiling light and vinyl flooring.

### Wet Room

5'7" x 7'10" (1.72 x 2.4)

Accessible Wet Room with shower area and retractable half height shower panels. Wash hand basin and wc. High level window and wet wall panelling. Ceiling light fitting, ladder radiator and non slip flooring. Xpelair.



### Dining Room

8'9" inc to 11'0" x 18'11" (2.68 inc to 3.37 x 5.77)

Most recently used as a Dining Room but would also make a perfect South facing day room with full height windows plus glazed door opening onto the front garden. 3 sets of wall lights, radiator and carpet.

### Master Bedroom

10'11" x 12'9" (3.35 x 3.9)

Generous double Bedroom with two sets of floor to ceiling double wardrobes and matching dressing table. Rear facing window with radiator below. Ceiling light fitting. Flooring to be fitted. Air conditioning unit. Door to :-



### En Suite Shower Room

6'6" x 7'8" (2 x 2.35)

Tiled En Suite with shower enclosure, wc in unit with storage and basin set in vanity unit with light and mirror. High level window. 4 downlights, carpet and ladder radiator.





### Bedroom 2

9'10" x 10'11" (3 x 3.35)

Double front facing Bedroom. 2 fitted wardrobes. Ceiling light fitting, radiator and carpet.

### Study or Bedroom

7'9" x 10'4" (2.38 x 3.17)

Single Bedroom or Study. Rear facing and fitted wardrobe. Ceiling light fitting, radiator and carpet.

### Garden

The property sits centrally within its attractive landscaped and fully established Garden which is laid in a mix of lawn, patio and gravel chips with mature planting and herbaceous beds Driveway with plenty parking in front of the double Garage. Wheelchair Ramp to rear door.

### Garage

13'1" x 20'0" (4 x 6.1)

Double garage with 2 up and over doors plus pedestrian door to back garden. Window, light and power.

### Fixtures and Fittings

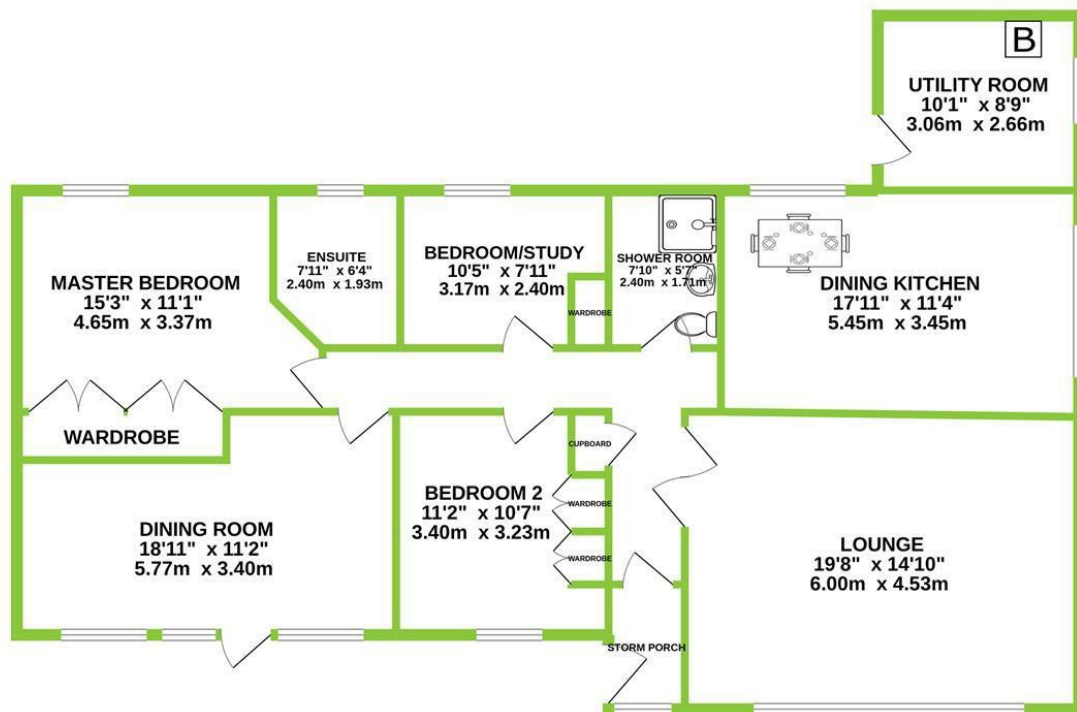
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price. The appliances in the Utility Room will be removed by the sellers.

### Home Report

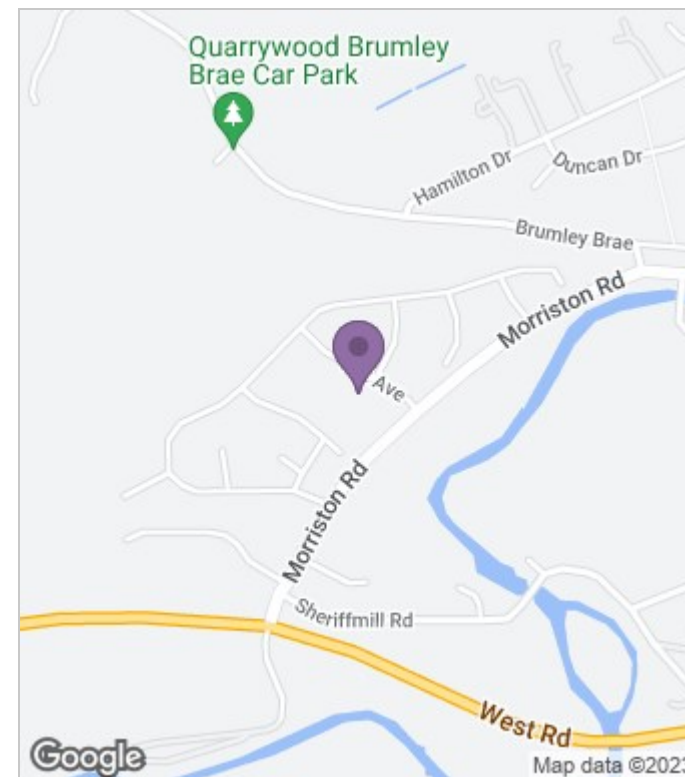
The Home Report Valuation as at January, 2023 is £295,000, Council Tax Band E and EPI rating is D.



# GROUND FLOOR 1352 sq.ft. (125.6 sq.m.) approx.



TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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

Please contact our Elgin Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.