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55 Cawdor Avenue, Elgin IV30 8AH



This modern semi-detached three bedroom house with garage and garden is located in a residential area of Elgin and would make an ideal family home.

**SEMI-DETACHED HOUSE
THREE BEDROOMS
DRIVEWAY AND INTEGRAL
GARAGE
FRONT AND REAR GARDENS
DOUBLE GLAZING
HYBRID AIR SOURCE HEAT
PUMP/GAS-FIRED BOILER
COUNCIL TAX BAND E
EPC RATING C
FREEHOLD
VIEWING HIGHLY RECOMMENDED**

**Offers Over
£250,000**

E1143

This modern three bedroom semi-detached house is situated in a residential area of Elgin, just a short distance from local amenities and transport links.

The accommodation is in walk-in condition and comprises: Hallway, living room, open plan dining kitchen with patio doors to the rear garden, separate wc and utility room. To the first floor is a landing, main bedroom with built-in wardrobe and en suite shower room, two further bedrooms both with built-in wardrobes, and a family bathroom.

The property benefits from double glazing. Heating and hot water are provided via a gas hybrid heating system with an external heat pump in the back garden, while the boiler is located in the utility room.

To the front of the property is a loc-block driveway providing off-street parking, and leading to the integral garage. There are garden grounds to the front, side and rear, with a timber shed.

Mains electricity, water and drainage are understood to be connected.

We highly recommend a viewing of this immaculate family home.







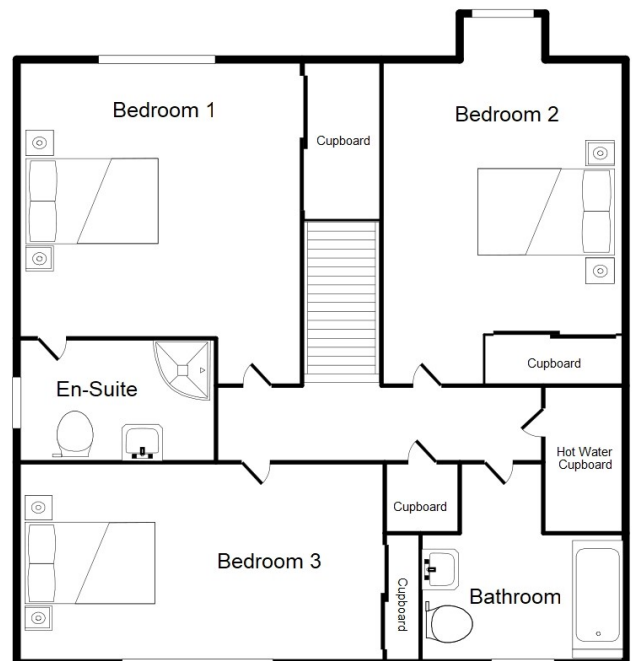
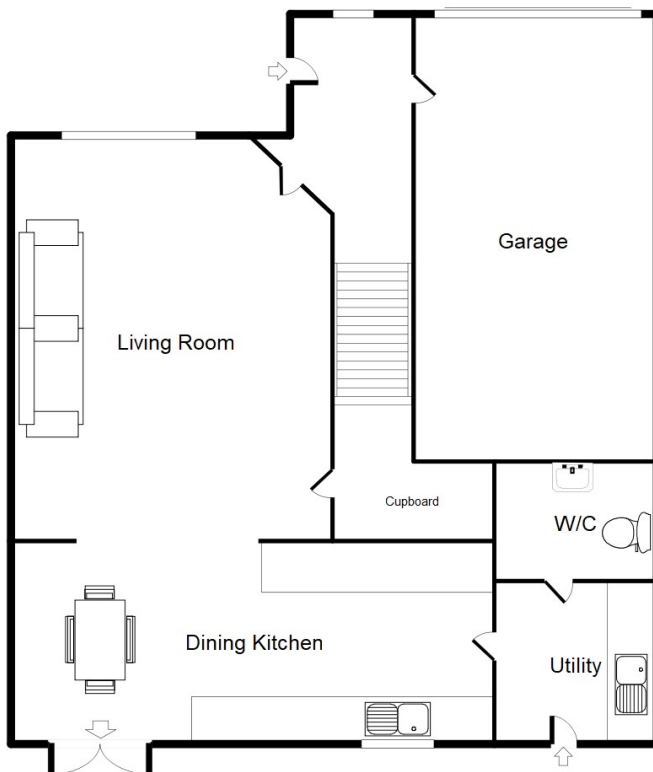






**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Living Room 3.43m x 4.98m
- Kitchen/Diner 5.7m x 2.68m
- Utility 1.97m x 2.4m
- WC 1.96m x 1.47m
- Garage 2.99m x 5.98m
- Bedroom 1 3.44m x 3.30m
- En Suite 1.64m x 2.21m
- Bedroom 3 2.60m x 4.41m
- Bathroom 2.51m x 2.59m
- Bedroom 2 5.62m x 3.02m



Please note these floorplans are not to scale and are for representational purposes only

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.