



**3 Dunbar Gardens, Elgin, IV30 5ZH**  
**Offers over £205,000**

Modern semi-detached three bedroom house in immaculate order throughout and located in the popular Hamilton Gardens development. The accommodation comprises entrance vestibule, lounge, dining kitchen, guest WC, three bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, garden and a driveway providing off-street parking.

#### **ENTRANCE VESTIBULE**

Entrance door; spacious storage cupboard; fitted carpet; ceiling light fitting.

#### **GUEST WC**

6'0" x 4'11" (1.85m x 1.52m)

Window to front; sink and WC; vinyl flooring; ceiling light fitting.

#### **LOUNGE**

13'8" x 13'3" (4.18m x 4.05m)

Window to front; fitted carpet; ceiling light fitting.

#### **DINING KITCHEN**

13'8" x 13'3" (4.18m x 4.05m)

Window and French doors to the rear garden; fitted kitchen; built-in single electric oven; four ring gas hob and hood; integrated fridge freezer; plumbing and space for washing machine; spacious built-in storage cupboard; vinyl flooring; two ceiling light fittings.

#### **STAIRCASE AND LANDING**

Fitted carpet; ceiling light fitting.

#### **BEDROOM 1**

12'11" x 8'8" (3.96m x 2.65m)

Window to front; double built-in wardrobe; fitted carpet; ceiling light fitting.

#### **BEDROOM 2**

10'11" x 9'1" (3.33m x 2.78m)

Window to rear; fitted carpet; ceiling light fitting.

#### **BEDROOM 3**

9'2" x 7'10" (2.81m x 2.40m)

Window to front; built-in wardrobe; fitted carpet; ceiling light fitting.

#### **BATHROOM**

7'4" x 6'10" (2.24m x 2.10m)

Window to rear; sink; WC and bath with mains shower over; vinyl flooring; ceiling light fitting.

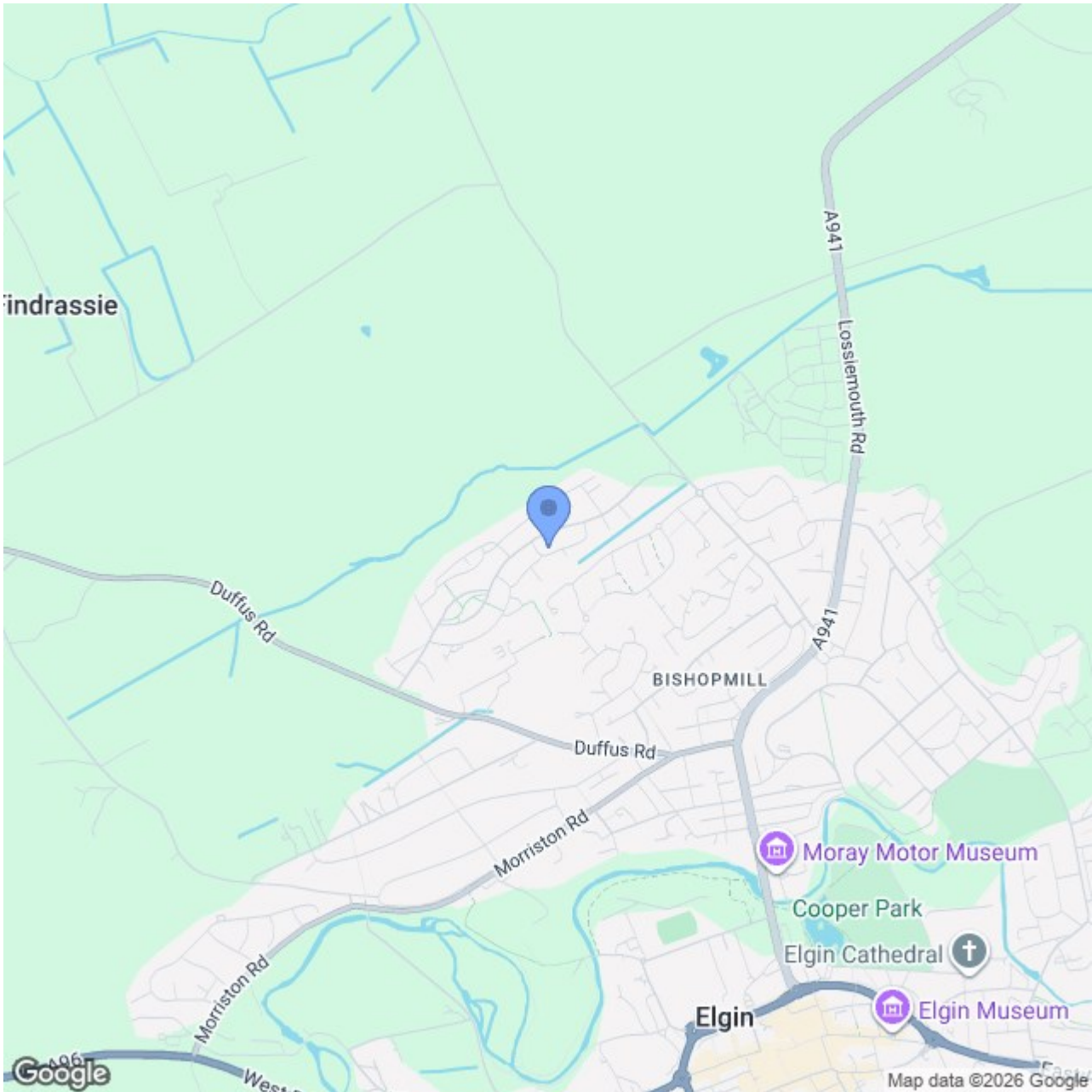
#### **OUTSIDE**

The garden to the front has been laid with low maintenance gravel giving off street parking for two cars. The fully enclosed rear garden is grassed with a Patio area and area of decking.

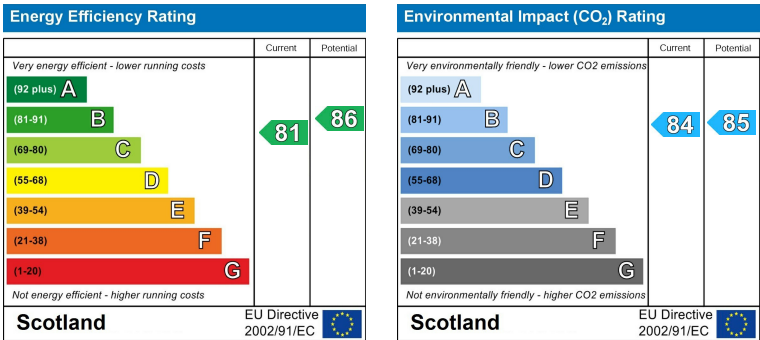
#### **NOTES**

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and guest WC fittings; the built-in electric oven, hob, hood and integrated fridge freezer in the kitchen.

Area Map



Energy Efficiency Graph



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.