



**Harper
Macleod LLP**
Estate Agents & Solicitors



22 Dunbar Gardens, Elgin, IV30 5ZH
Offers in the region of £265,000

PRICE REDUCTION Modern detached house situated in the sought after Hamilton Gardens Development in Elgin. The accommodation comprises entrance hallway, lounge, dining kitchen, utility room, three bedrooms, en-suite, family bathroom and guest WC. The property, which is in excellent order, further benefits from double glazing, gas central heating, driveway, garage and gardens to the front and rear.

ENTRANCE HALLWAY

14'11" x 7'6" (4.57m x 2.31m)



Door with glass side panel; two ceiling light fittings; LVT wood effect flooring; leads to lounge, guest WC, dining kitchen and the staircase to the first floor.

LOUNGE

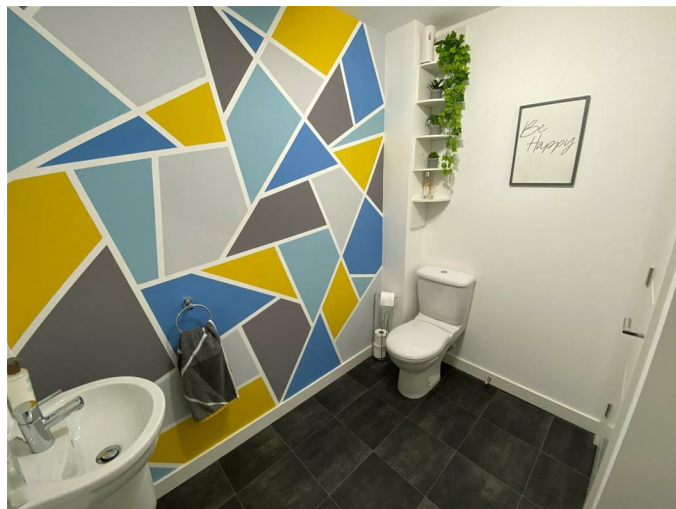
14'11" x 11'10" (4.57m x 3.62m)



Window to front; ceiling light fitting; LVT wood effect flooring.

GUEST WC

7'5" x 5'8" (2.28m x 1.74m)



Ceiling light fitting and extractor; tile effect vinyl flooring; WC and sink; spacious built-in under-stair storage cupboard with light.

DINING KITCHEN

15'3" x 11'10" (4.65m x 3.62m)



Window to side; Patio doors to rear; two ceiling light fitting; LVT wood effect flooring; modern fitted kitchen; integrated fridge freezer and dishwasher; built-in electric Smeg oven; gas Smeg hob and hood; door to utility.

UTILITY

7'7" x 6'0" (2.32m x 1.84m)



Ceiling light fitting and extractor; LVT wood effect flooring; base and wall units to match the kitchen; space and plumbing for washing machine and tumble dryer; door with glazed side panel out to the rear garden.

STAIRCASE & LANDING

11'8" x 11'5" (3.58m x 3.49m)



Two ceiling light fittings; fitted carpet; built-in shelved storage cupboard; leads to bedroom 3, bedroom 2, family bathroom and bedroom 1.

BEDROOM 3

8'9" x 7'8" (2.69m x 2.36m)



Window to rear; ceiling light fitting; fitted carpet.

BEDROOM 2

11'11" x 11'6" (3.65m x 3.52m)



Window to rear; ceiling light fitting; fitted carpet; built-in cupboard with hanging rail and shelving.

FAMILY BATHROOM

7'4" x 7'3" (2.24m x 2.22m)



Window to side; ceiling light fitting and extractor; tile effect vinyl flooring; WC, sink and bath with mains fed shower over.

BEDROOM 1

11'10" x 11'7" (3.63m x 3.55m)



Window to front; ceiling light fitting; fitted carpet; triple built-in mirrored wardrobes; door to en-suite shower room.

EN-SUITE SHOWER ROOM

6'9" x 5'8" (2.07m x 1.73m)



Window to front; ceiling light fitting and extractor; tile effect vinyl flooring; WC, sink and shower cubicle with mains fed shower.

OUTSIDE



The front garden is laid to lawn with a paved pathway leading to the front door. There is a gravelled driveway leading to the garage. The fully enclosed rear garden, which is not overlooked, is also laid to lawn with a paved patio area to the rear of the house; rotary clothes dryer.

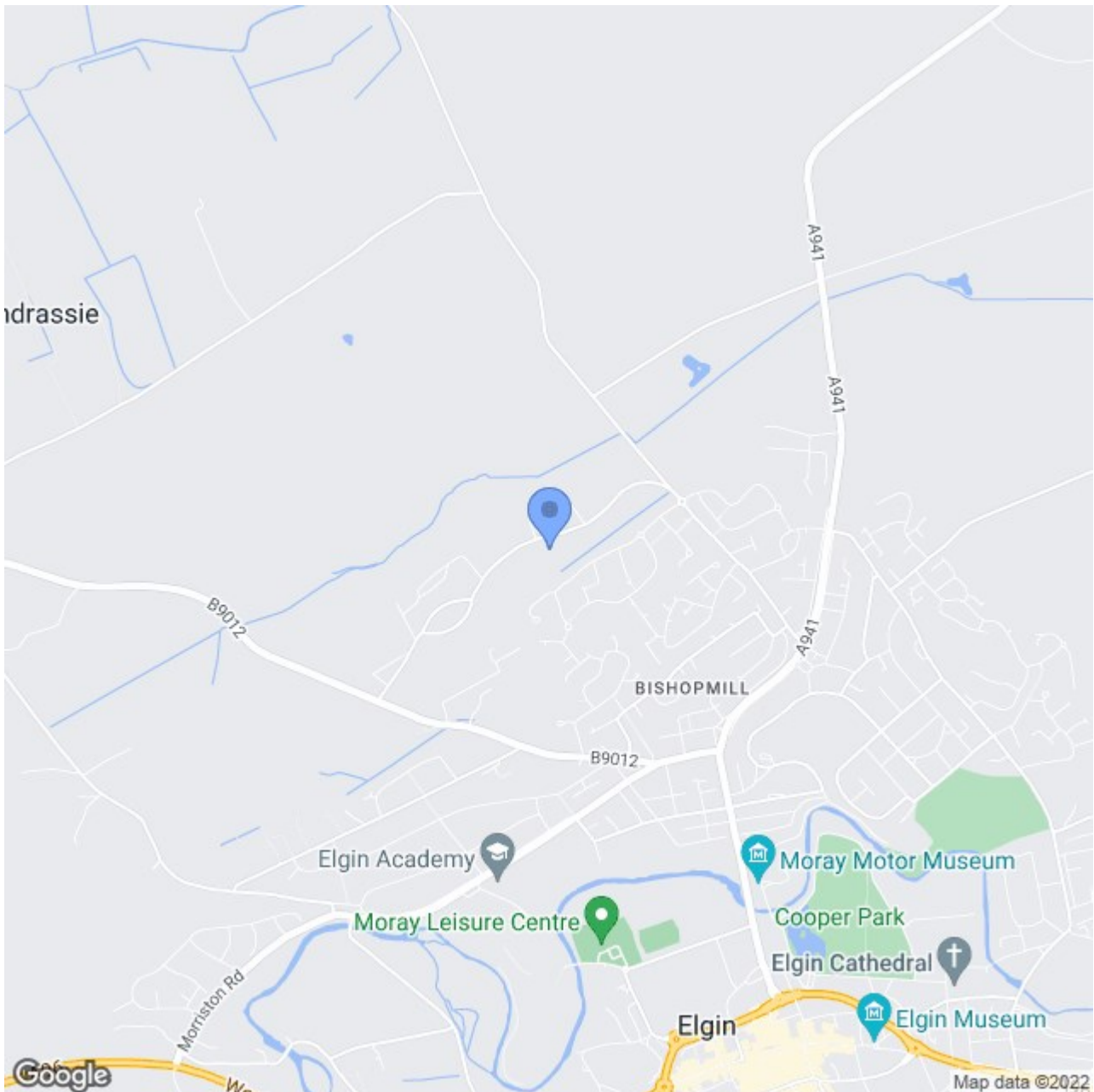
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom, en-suite and guest WC fittings, the oven, hob, hood and integrated dishwasher and fridge freezer in the kitchen and the rotary clothes dryer in the garden.

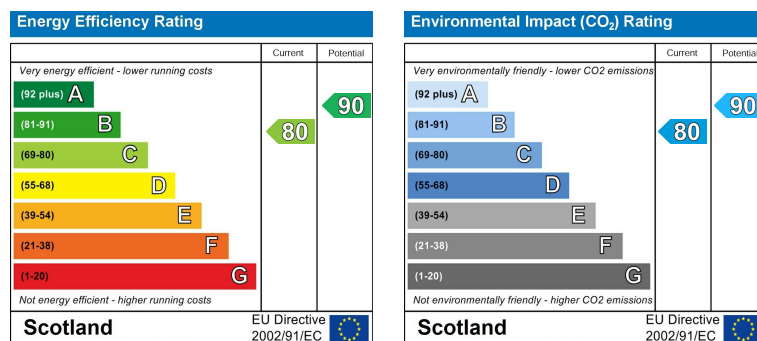
Council Tax Band: E

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



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