



10 Leonach Crescent, Elgin, IV30 6JS
Offers over £400,000

Executive style house situated in a popular residential area of Elgin and within walking distance of Elgin Golf Course. Greenwards Primary School and Elgin High School. The accommodation comprises on the ground floor, entrance vestibule, hallway, lounge, spacious dining kitchen/family room, three bedrooms and a family bathroom. The master suite is on the first floor with a balcony and views over the rooftops to the countryside and hills beyond. The property which is in excellent order throughout further benefits from double glazing, gas (mainly underfloor) heating; garage, summerhouse and garden.

ENTRANCE VESTIBULE

uPVC and glazed entrance door; double built-in cloak cupboard; Italian porcelain tile flooring; ceiling light fitting.

HALLWAY



Porcelain tile flooring; low level runway lighting.

LOUNGE

18'10" x 17'10" (5.75m x 5.45m)



Bay window to front and window to side; Porcelain tile flooring; wall mounted gas fire; ceiling light fitting.

DINING KITCHEN/FAMILY ROOM

24'0" x 18'5" (7.33m x 5.63m)



Window to side; two sets of French doors to the rear garden; quality fitted kitchen; built-in Neff double electric oven, induction hob and hood; integrated Neff dishwasher; recessed American style fridge freezer. Ample space for dining table and chairs or lounge furniture; Porcelain tile flooring; inset ceiling spotlights.



UTILITY ROOM

8'6" x 5'4" (2.60m x 1.65m)



Range of units to match the kitchen; stainless steel sink; plumbing and space for washing machine and tumble dryer; wall mounted central heating boiler; Porcelain tile flooring; ceiling light fitting.

BATHROOM

10'2" x 9'6" (3.10m x 2.90m)



Window to front; vanity mounted sink, WC and bath; corner shower cubicle with steam/jacuzzi mains shower; Chrome towel radiator; Porcelain tile flooring; inset ceiling spotlights.

BEDROOM 2

11'0" x 10'9" (3.37m x 3.30m)



Bay window to front; triple built-in wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 4

11'5" x 9'2" (3.50m x 2.80m)



Window to rear; wood effect flooring; ceiling light fitting.

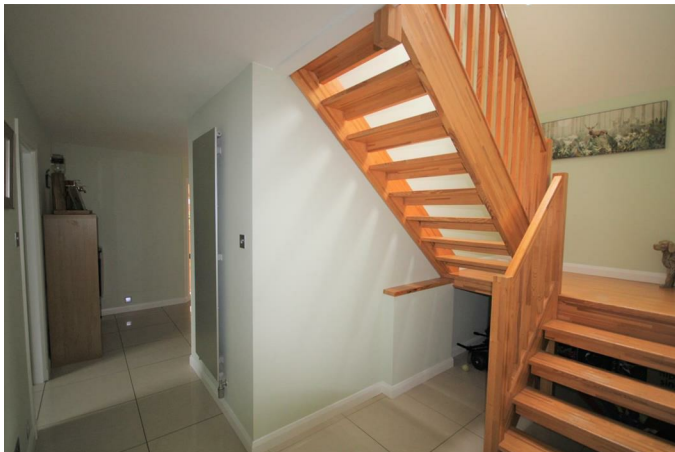
BEDROOM 3

12'1" x 9'2" (3.70m x 2.80m)



French doors to the rear garden; Built-in concealed pull down bed and wardrobe; wood effect flooring; ceiling light fitting.

STAIRCASE & LANDING



Velux window to front; wooden staircase leads to the Master Suite.

MASTER SUITE

DRESSING ROOM

12'9" x 7'10" (3.90m x 2.40m)

Internal room with fully built-in wardrobes and concealed access into the eaves storage space; wall mounted mirror to match the fitted furniture; fitted carpet; inset ceiling spotlights.

BEDROOM

26'0" x 12'10" (7.94m x 3.92m)



Wall to ceiling Velux windows leading to the balcony with views over the rooftops to the countryside and hills in the distance; fitted bed unit and base; fitted carpet; inset ceiling spotlights.

EN-SUITE BATHROOM

14'1" x 12'10" (4.30m x 3.92m)



Velux window to rear; fitted dressing table and cabinets to the rear of the bed unit; vanity mounted twin sinks; jacuzzi bath with inset TV above; spacious shower cubicle with mains shower; WC; two chrome towel radiators; Porcelain tile flooring; inset ceiling spotlights.

GARAGE

Electric door; window and personnel door to the side; power and light.

OUTSIDE



The garden to the front is laid to lawn with a loc bloc driveway. The French doors from the dining kitchen lead to an area of raised decking, with the remainder of the garden paved with an area of lawn; Summerhouse; Arbour which currently houses a five person Jacuzzi (available to buy by separate negotiation)

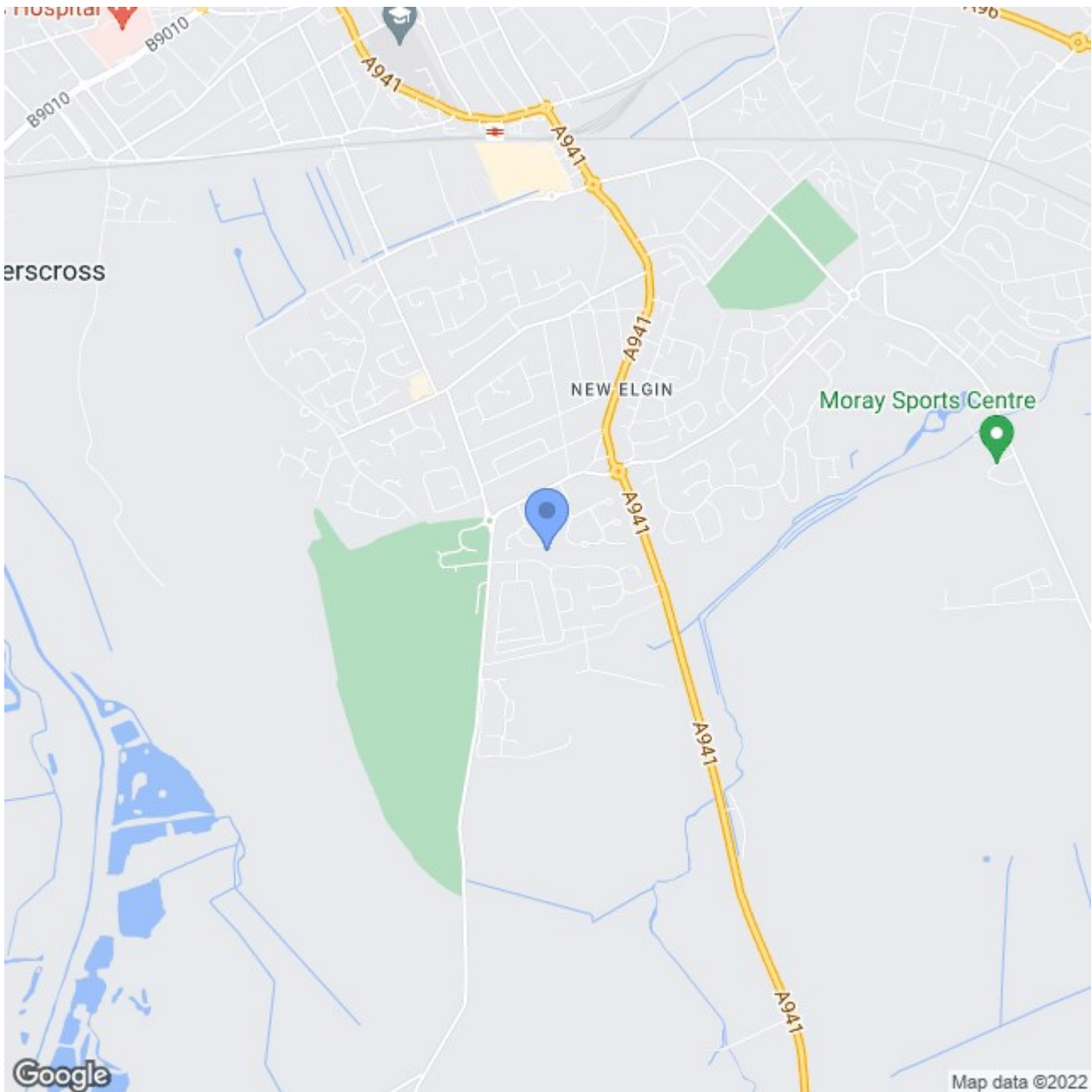


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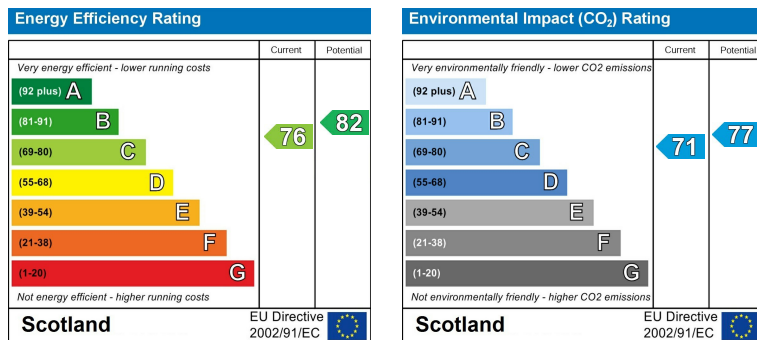
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom and en-suite fittings; the built-in Neff electric oven, hob and hood, the Neff integrated dishwasher and the American style fridge freezer in the kitchen and the Summer house and Arbour in the garden.

The Jacuzzi in the garden is available to buy by separate negotiation.

Area Map



Energy Efficiency Graph



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