



**Harper
Macleod LLP**
Estate Agents & Solicitors



Cairnrosa Braelossie Place, Elgin, IV30 1SD
Offers over £259,999

Detached house situated in the sought after West End of Elgin and ideally placed for West End Primary School and Dr Gray's Hospital. The accommodation on the ground floor comprises entrance vestibule, hallway, lounge, kitchen, dining room/bedroom 4, double bedroom and a shower room and on the first floor a further two double bedrooms. The property further benefits from double glazing, gas central heating, garden and a driveway providing off-street parking for two cars.

ENTRANCE VESTIBULE

4'2" x 4'0" (1.29m x 1.24m)

uPVC and glazed door; tiled floor; ceiling light fitting.

HALLWAY

Built-in shelved storage cupboard; fitted carpet; ceiling light fitting.

LOUNGE

15'5" x 13'9" (4.70m x 4.21m)



Bay window to front; feature fireplace with open fire (un-used for some time and should be checked before use); built-in shelved storage cupboard; fitted carpet; ceiling light fitting.

DINING ROOM

15'3" x 13'9" (4.67m x 4.21m)



Bay window to front; feature fireplace with living flame gas fire; built-in shelved storage cupboard; fitted carpet; ceiling light fitting.

BEDROOM 1

12'7" x 9'3" (3.84m x 2.82m)



Window to rear; triple built-in wardrobe; fitted carpet; ceiling and two wall light fittings.

SHOWER ROOM

7'4" x 6'7" (2.26m x 2.03m)



Window to rear; sink, WC and wet room style shower enclosure with Mira electric shower; vinyl flooring; extractor fan; ceiling light fitting.

KITCHEN

12'6" x 9'7" (3.82m x 2.94m)



Window to rear; fitted kitchen with built-in single oven, hob

and hood; built-in microwave; larger fridge; plumbed in Bosch dishwasher and LG washing machine; vinyl flooring; inset ceiling spotlights.

STAIRCASE & LANDING

Window to rear; door into loft storage space; fitted carpet; ceiling light fitting.

BEDROOM 2

14'11" x 10'4" (4.57m x 3.17m)



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

BEDROOM 3

13'6" x 10'0" (4.14m x 3.07m)



Window to front; fitted carpet; ceiling light fitting.

OUTSIDE



The front garden has areas of lawn and mature planted borders leading round to one side of the property. A driveway provides off - street parking for two cars; patio to the rear of the drive. The rear garden is fully paved; rotary clothes dryer; spacious brick built shed; 2nd smaller brick shed.

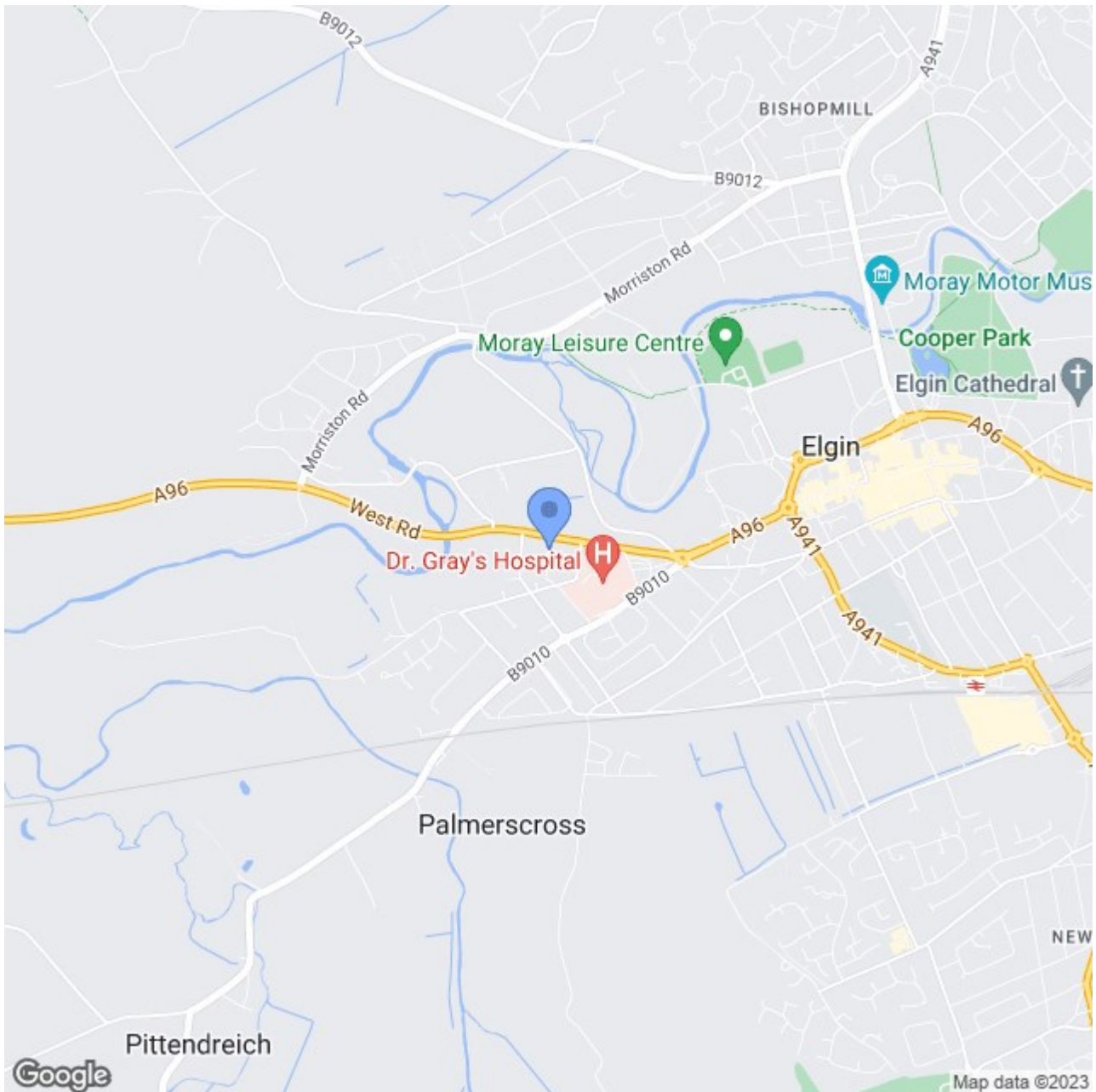
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all curtains and blinds; all bathroom fittings; the oven, hob, hood, microwave, Bosch dishwasher and LG washing machine in the kitchen and the rotary clothes dryer in the garden.

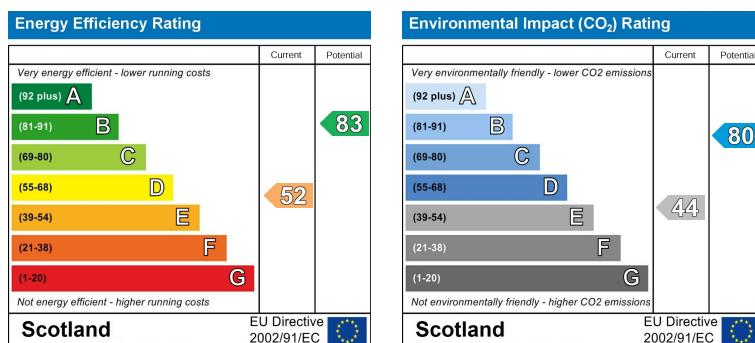
Council Tax Band: E

Viewing Contact Selling Agent - 01343 555150

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.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>