



**Harper
Macleod LLP**
Estate Agents & Solicitors



8 Distillery Drive, Elgin, IV30 8AA

Offers over £210,000

Modern semi-detached house situated in the Springfield 'Linkwood Steadings' development on the outskirts of Elgin. The property is within close proximity to the Moray Sports Centre, Linkwood Primary School, local shops and amenities. The accommodation comprises entrance hallway, lounge, dining kitchen, three bedrooms, shower room and family bathroom. The property, which is in excellent order throughout, further benefits from double glazing, gas and air source combination central heating, lock block driveway providing off-street parking for at least two vehicles and front and rear gardens.

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ENTRANCE HALLWAY

15'5" x 7'1" (4.70m x 2.16m)



UPVC and glazed external door; two ceiling light fittings; wood effect flooring; built-in under-stair storage cupboard housing electric consumer units.

LOUNGE

14'6" x 10'4" (4.42m x 3.16m)



Window to front; ceiling light fitting & inset ceiling spotlights; wood effect flooring; open-plan through to dining kitchen.

DINING KITCHEN

20'10" x 7'8" (6.36m x 2.34m)



French doors lead out to rear garden; window to rear; inset ceiling spotlights; wood effect flooring; modern fitted kitchen in white gloss; integrated fridge freezer; built-in electric single oven and microwave; Induction four-ring electric hob; hood; integrated washing machine; integrated dishwasher; space for dining table and chairs; extractor fan.

SHOWER ROOM

6'4" x 5'7" (1.94m x 1.72m)



Internal room; inset ceiling spotlights; wood effect flooring; walk-in shower cubicle with mains fed shower; WC and wall mounted sink; chrome wall mounted heating towel radiator; extractor fan.

STAIRCASE & LANDING



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

BEDROOM 3

9'7" x 7'4" (2.93m x 2.24m)



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

BATHROOM

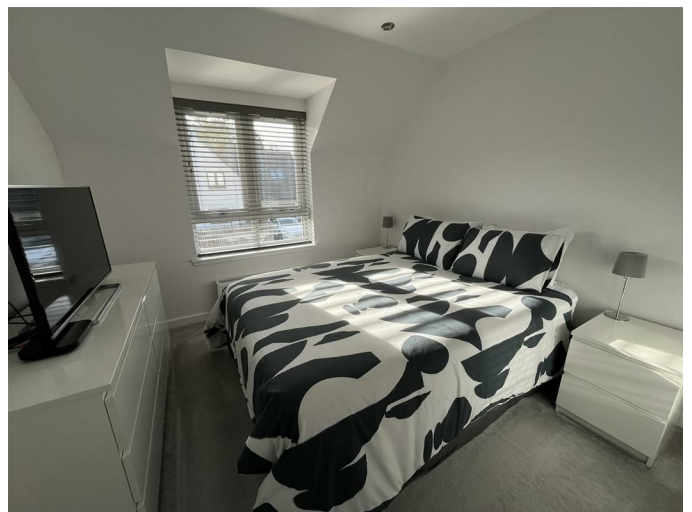
8'8" x 6'2" (2.66m x 1.88m)



Velux window to front; inset ceiling spotlights; tiled flooring; built-in vanity sink and WC; chrome wall mounted heated towel radiator.

BEDROOM 2

10'2" x 9'10" (3.11m x 3.01m)



Window to front; inset ceiling spotlights; fitted carpet; double built-in wardrobe.

BEDROOM 1

11'1" x 9'7" (3.40m x 2.94m)



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

OUTSIDE



The front garden is laid to artificial grass with a paved pathway leading to the front door. There is a loc bloc driveway providing off-street parking with a gate to the rear garden. The fully enclosed rear garden is laid to lawn with a paved patio area; retractable clothes dryer.



NOTES

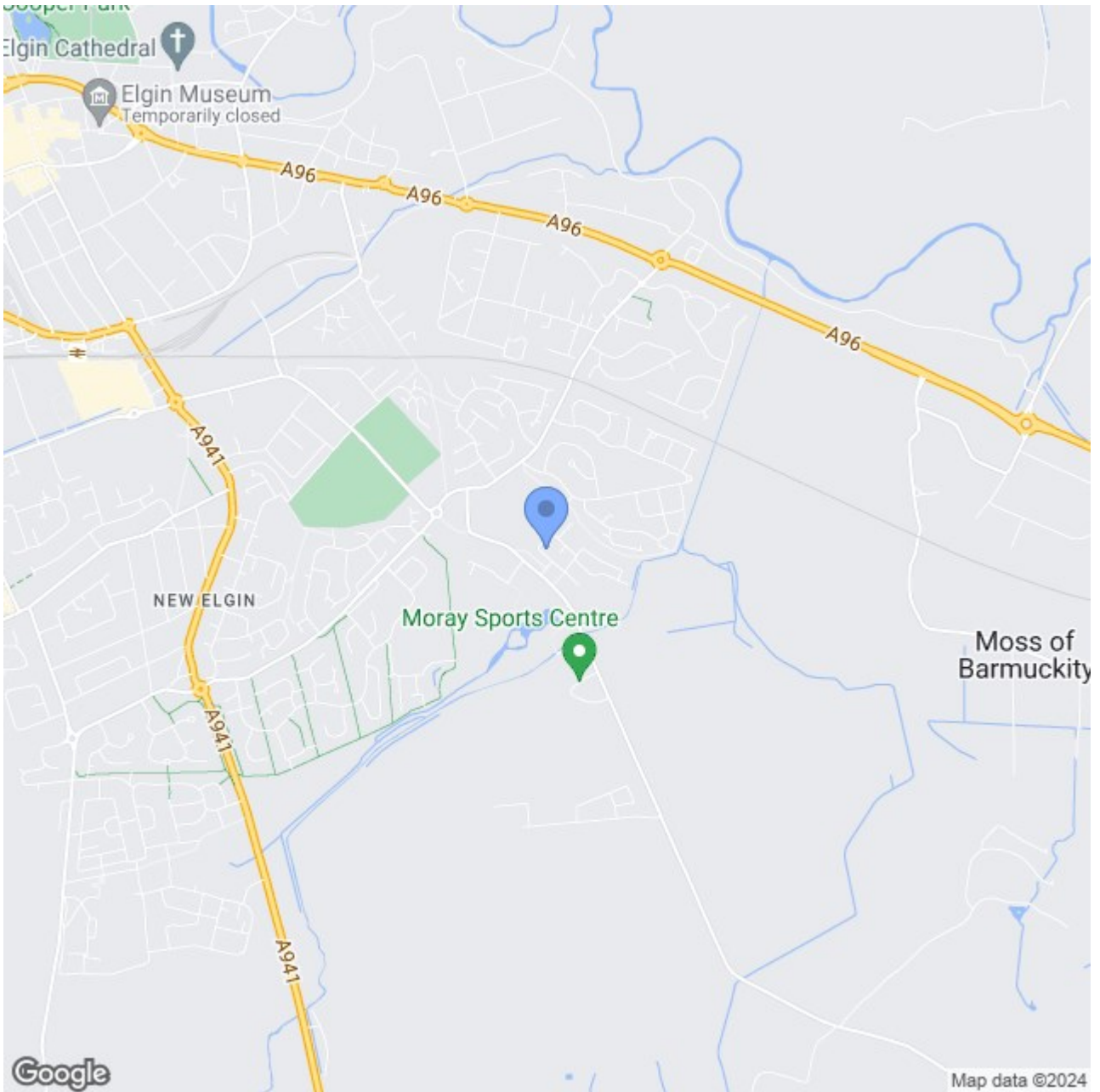
Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all bathroom fittings, the integrated fridge freezer, built-in electric oven and microwave; Induction hob, hood and integrated washing machine and dishwasher in the kitchen and the clothes dryer in the garden.

Items of furniture may be available by separate negotiation.

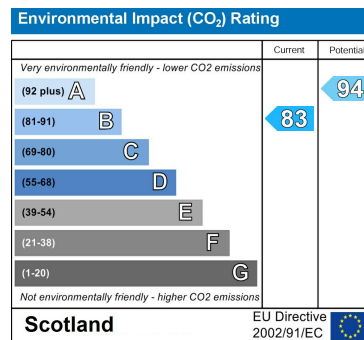
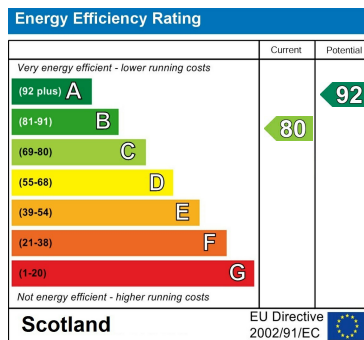
Council Tax Band: D

Viewings: Contact Selling Agent on 01343 555150

Area Map



Energy Efficiency Graph



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