



**Harper
Macleod LLP**
Estate Agents & Solicitors



26 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
14'11" x 10'4" (4.55 x 3.16)



Entrance door; window to front; fitted carpet; ceiling light fitting; spacious under stair cupboard.

LOUNGE
14'6" x 10'4" (4.44 x 3.16)



Window to front; wall mounted TV bracket; fitted carpet; ceiling light fitting.

SHOWER ROOM
6'5" x 5'9" (1.96 x 1.77)



Internal room; sink; wc and shower cubicle with mains shower; chrome towel radiator; tile effect flooring; inset ceiling spotlights.

DINING KITCHEN
20'10" x 7'7" (6.37 x 2.32)



Window and French doors to the rear garden; fitted kitchen in white gloss; built-in electric oven, microwave; four ring gas hob and hood; integrated fridge freezer, dishwasher and washing machine; tile effect flooring; inset ceiling spotlights.

STAIRCASE AND LANDING

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

BEDROOM 1

10'11" x 9'7" (3.33 x 2.94)



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

BEDROOM 2

9'11" x 8'8" (3.03 x 2.66)



Window to front; double built-in wardrobe; wall mounted TV bracket; fitted carpet; ceiling light fitting.

BEDROOM 3

9'7" x 7'3" (2.93 x 2.22)



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

BATHROOM

6'6" x 6'2" (2.0 x 1.88)



Velux window to front; vanity mounted sink and wc; bath with mains shower over; chrome towel radiator; tile effect flooring; inset ceiling spotlights.

OUTSIDE



To the front of the property there is an area of lawn and loc block paving providing off-street parking for two cars. The fully enclosed rear garden has been laid to lawn with a patio area; metal garden shed with power and a rotary clothes dryer.

NOTES

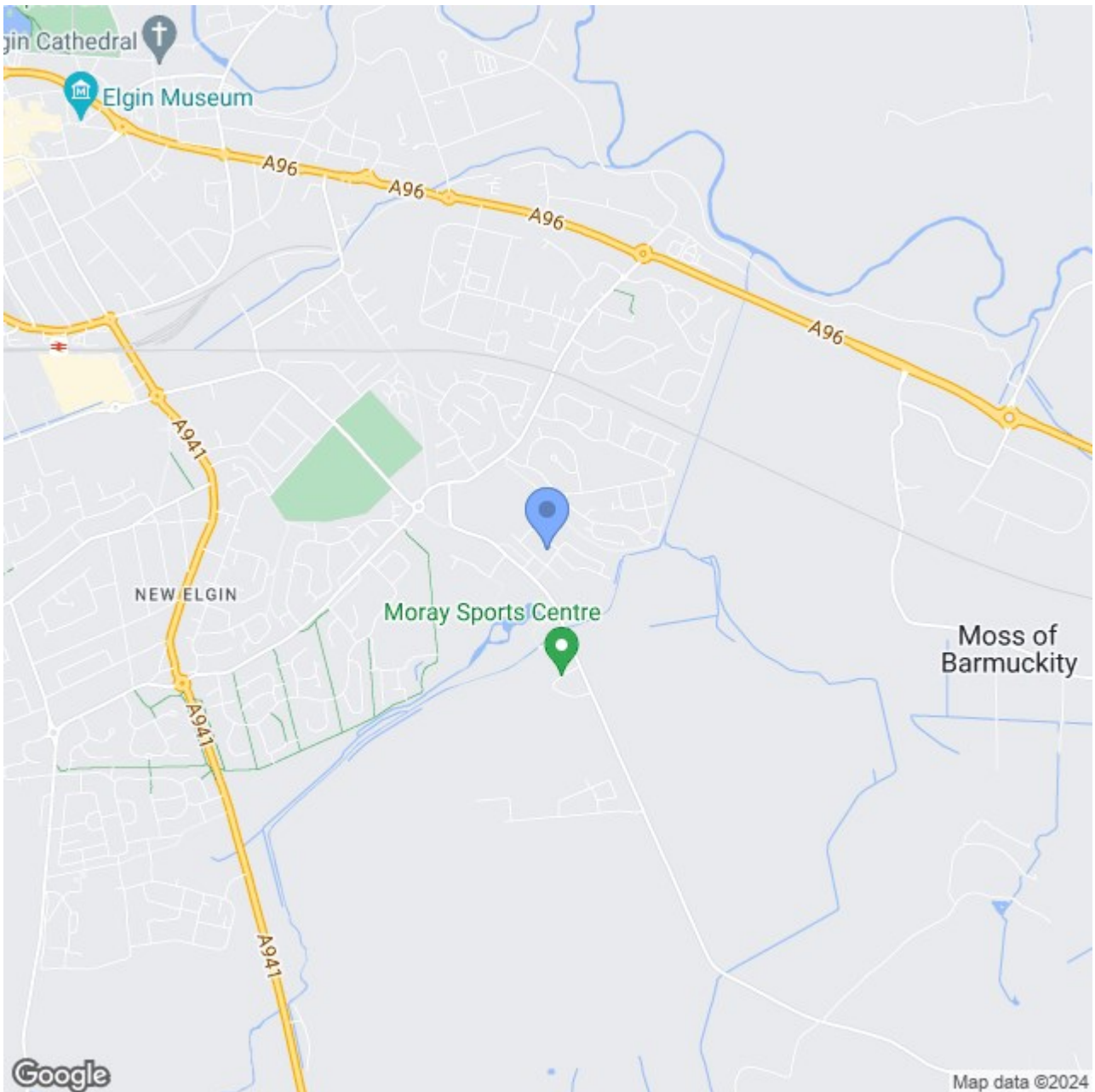
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; the built-in electric oven, hob, hood, microwave, integrated fridge freezer, dishwasher and washing machine in the kitchen and the metal garden shed and rotary clothes dryer in the garden.

Council Tax Band: D

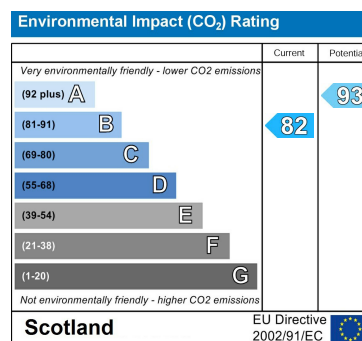
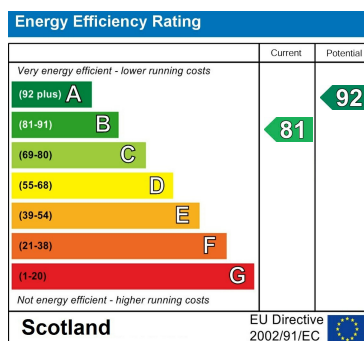
VIEWING CONTACT SELLING AGENT



Area Map



Energy Efficiency Graph



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