



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **Plasmolen, Wards Road, Elgin, IV30 1NL**

**Offers over £290,000**

Plasmolen is a three bedroom detached bungalow set in approximately 3/4 of an acre of grounds in the sought after West End of Elgin, located within walking distance to Elgin Town Centre, Elgin Train Station and West End Primary School. The accommodation comprises: entrance vestibule, hallway, lounge, dining kitchen, three bedrooms and a shower room. The property further benefits from gas central heating, double glazing, complete re-wiring throughout, garage, driveway and a spacious garden grounds to the front and rear.

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**ENTRANCE VESTIBULE**  
9'9" x 5'1" (2.99m x 1.57m)



Composite door with glazed side panels; two sets of double built-in wardrobes with hanging rails and shelving; inset lighting; wood effect flooring; door to hallway.

**HALLWAY**  
14'1" x 8'0" (4.31m x 2.45m)



Ceiling light fitting; solid oak flooring; two hatches to loft space; built-in storage cupboard housing Glow-Worm gas central heating boiler and electric consumer units.

**LOUNGE**  
19'8" x 14'0" (6.00m x 4.29m)



French doors to the front with glazed side panels and windows to side; inset ceiling spotlights; multi-fuel stove; solid oak flooring.

**DINING KITCHEN**  
27'11" x 9'7" (8.53m x 2.94)



French doors lead out to the rear garden with glazed side panels; windows to front and side; inset ceiling spotlights; two ceiling light fittings; wood flooring; slate tiles in kitchen area; fitted kitchen with integrated dishwasher and fridge freezer; hood; space for range-style cooker; space for dining table and chairs.

**UTILITY ROOM**

10'0" x 9'4" (3.05m x 2.85m)



UPVC and glazed door to rear; window to rear; ceiling strip light; slate tile flooring; fitted base units and worktop; space and plumbing for washing machine and tumble dryer; space for American style fridge freezer.

**SHOWER ROOM**

10'0" x 7'2" (3.05m x 2.19m)



Window to side; inset ceiling spotlights; slate tile flooring; vanity mounted sink with mirror & lighting above; vanity mounted WC; double walk-in shower cubicle with mains fed shower.

**BEDROOM 3**

9'10" x 9'8" (3.02m x 2.96m)



Window to side; ceiling light fitting; fitted carpet; fitted worktop/desk.

**BEDROOM 2**

12'0" x 10'1" (3.66m x 3.09m)



Window to rear garden; ceiling light fitting; fitted carpet; triple built-in mirrored wardrobes.



## BEDROOM 1

13'8" x 9'8" (4.19m x 2.96m)



French doors lead out to the rear garden; glazed side panels; ceiling light fitting; fitted carpet; triple built-in mirrored wardrobes.

## GARAGE

Up and over door; power and light; personnel door to rear.

## OUTSIDE

There is a driveway to the front of the property providing off-street parking. The front garden is laid mainly to lawn with mature trees and shrubs. Gates to both sides lead round to the fully enclosed rear garden which is laid to lawn with a wooded area; paved patio area; wooden shed; log store.



## PLANNING PERMISSION

Planning permission is in place for an extension to the rear and plans are available to view at [moray.gov.uk](http://moray.gov.uk)  
REF 24/00923/APP

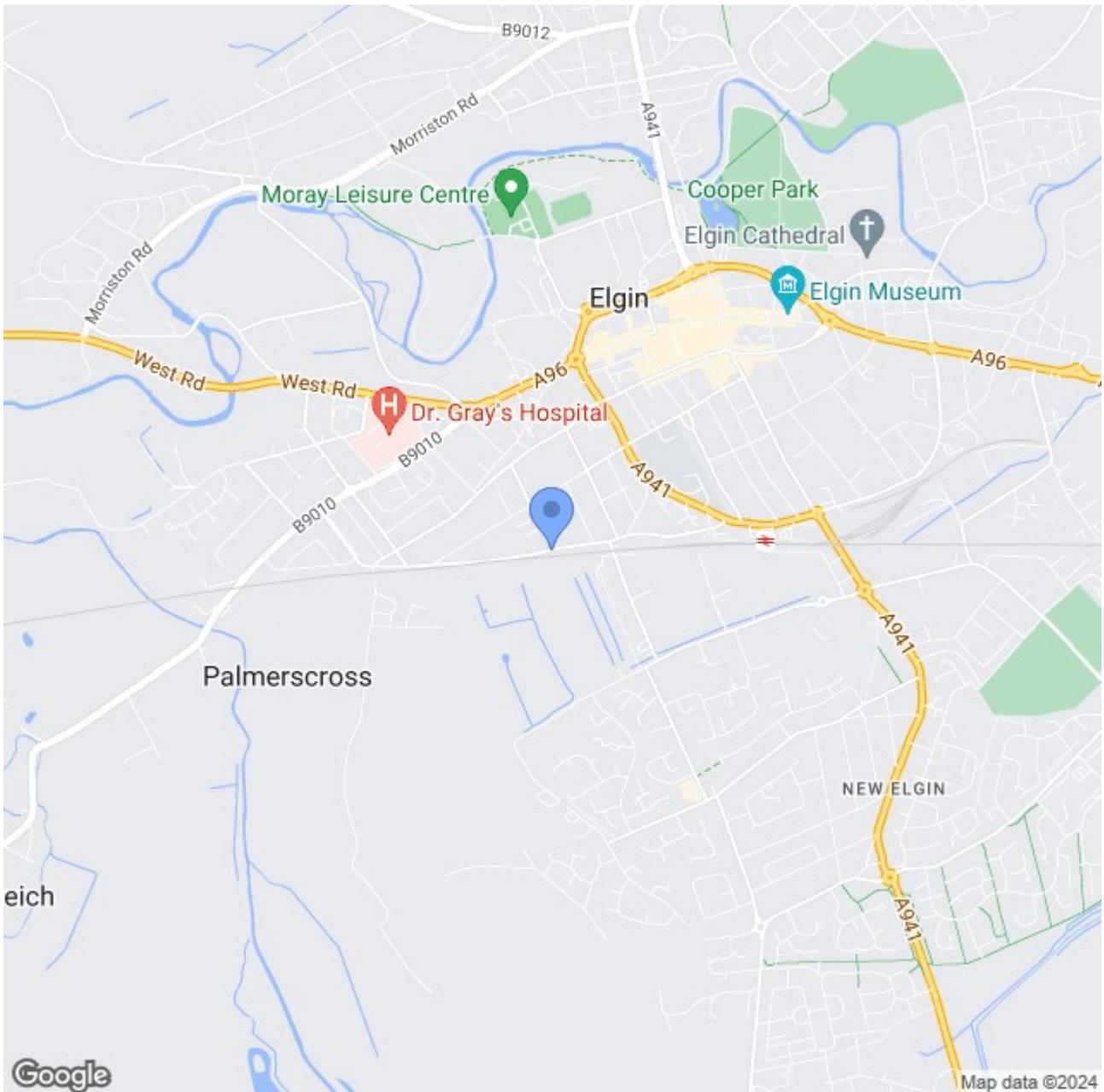
## NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, the integrated fridge freezer and integrated dishwasher in the kitchen and the wooden shed in the garden.

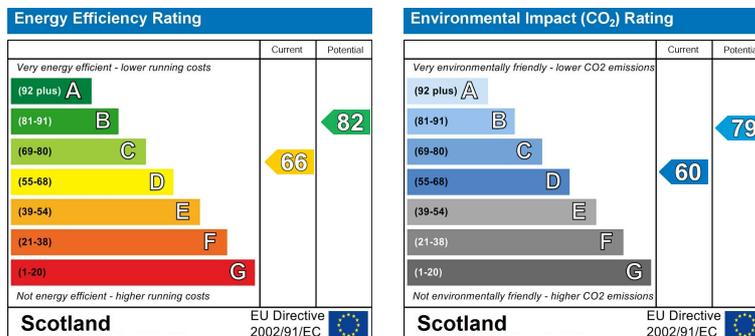
Council Tax Band: E

Viewings: Contact selling agent on 01343 555150.

## Area Map



## Energy Efficiency Graph



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