



**Harper
Macleod LLP**
Estate Agents & Solicitors



63 Beils Brae, Urquhart, IV30 8XQ
Offers in the region of £285,000

****£10,000 BELOW HOME REPORT VALUATION!****

Deceptively spacious detached house in the peaceful village of Urquhart and within short commuting distance of both Elgin and Lossiemouth. The accommodation comprises on the ground floor; entrance hallway, lounge, dining room, dining kitchen, utility room, shower room, two double bedrooms (one with en-suite shower room) and on the first floor, three further double bedrooms and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, oil central heating, garden and driveway.

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>

ENTRANCE HALLWAY



Composite and glazed entrance door; wood effect flooring; ceiling light fitting.

BEDROOM 2

11'5" x 9'10" approximately (3.50m x 3m approximately)



Window to front; fitted carpet; ceiling light fitting.

SHOWER ROOM

5'8" x 4'1" (1.73m x 1.27m)



Internal room; vanity mounted sink, WC; recessed shower cubicle with mains shower; wood effect flooring; ceiling light fitting; extractor fan.

LOUNGE

15'9" x 13'6" (4.82m x 4.14m)



Window to front; contemporary free standing log burner; fitted carpet; ceiling light fitting; open plan to the dining room.

DINING ROOM

13'5" x 9'6" (4.11m x 2.90m)



Window to rear; fitted carpet; ceiling light fitting.

DINING KITCHEN

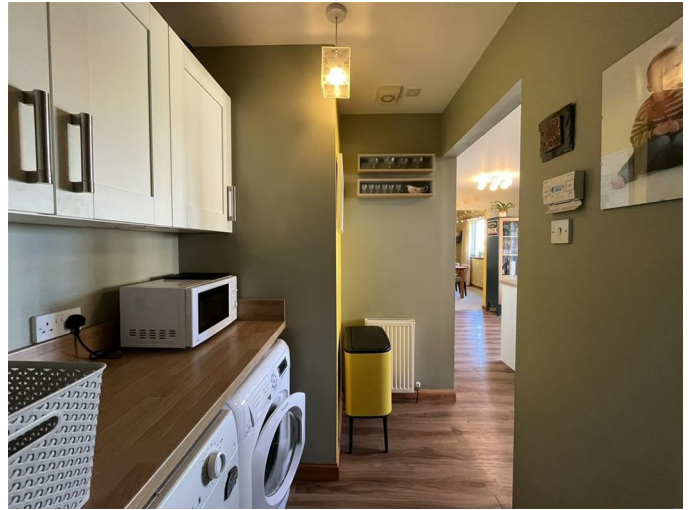
16'0" x 9'4" (4.90m x 2.87m)



Window and French doors to the rear garden; fitted kitchen in high gloss contrasting purple and cream; built-in double electric oven, hob and hood; integrated fridge freezer; plumbing and space for dishwasher; wood effect flooring; two ceiling light fittings.

UTILITY ROOM

7'5" x 5'8" (2.28m x 1.73m)



Internal room; wall units to match the kitchen; plumbing and space for washing machine and tumble dryer; wood effect flooring; ceiling light fitting; extractor fan.

BEDROOM 1

13'0" x 10'5" (3.97m x 3.18m)



Window to front; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM

10'3" x 7'7" (3.14m x 2.32m)



Window to rear; sink; WC and wet-room style shower enclosure with mains shower; chrome towel radiator; built-in storage cupboard; water proof vinyl flooring; ceiling light fitting; extractor fan.

STAIRCASE AND LANDING



Velux window to rear; fitted carpet; ceiling light fitting.

BEDROOM 3

12'10" x 11'7" (3.93m x 3.54m)



Window to front; fitted carpet; ceiling light fitting.

BEDROOM 4

13'1" x 9'9" approximately (4m x 2.99m approximately)



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

BEDROOM 5

13'1" x 9'9" approximately (4m x 2.99m approximately)



Window to side; fitted carpet; ceiling light fitting.

BATHROOM

8'3" x 6'0" (2.52m x 1.85m)



Velux window to rear; sink; WC and bath with tap/shower attachment; chrome towel radiator; vinyl flooring; ceiling light fitting; extractor fan.

OUTSIDE



The garden to the front is mainly lawn and bound by high hedging giving a good degree of privacy; Summerhouse/Gym lies to the side of the house and a driveway provides off-street parking. The garden to the rear is also mainly lawn with a patio area and a covered area of decking and wooden store.

NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom, shower room and en-suite fittings; the built-in double electric oven, hob, hood and integrated fridge freezer in the kitchen and the summerhouse/store in the garden.

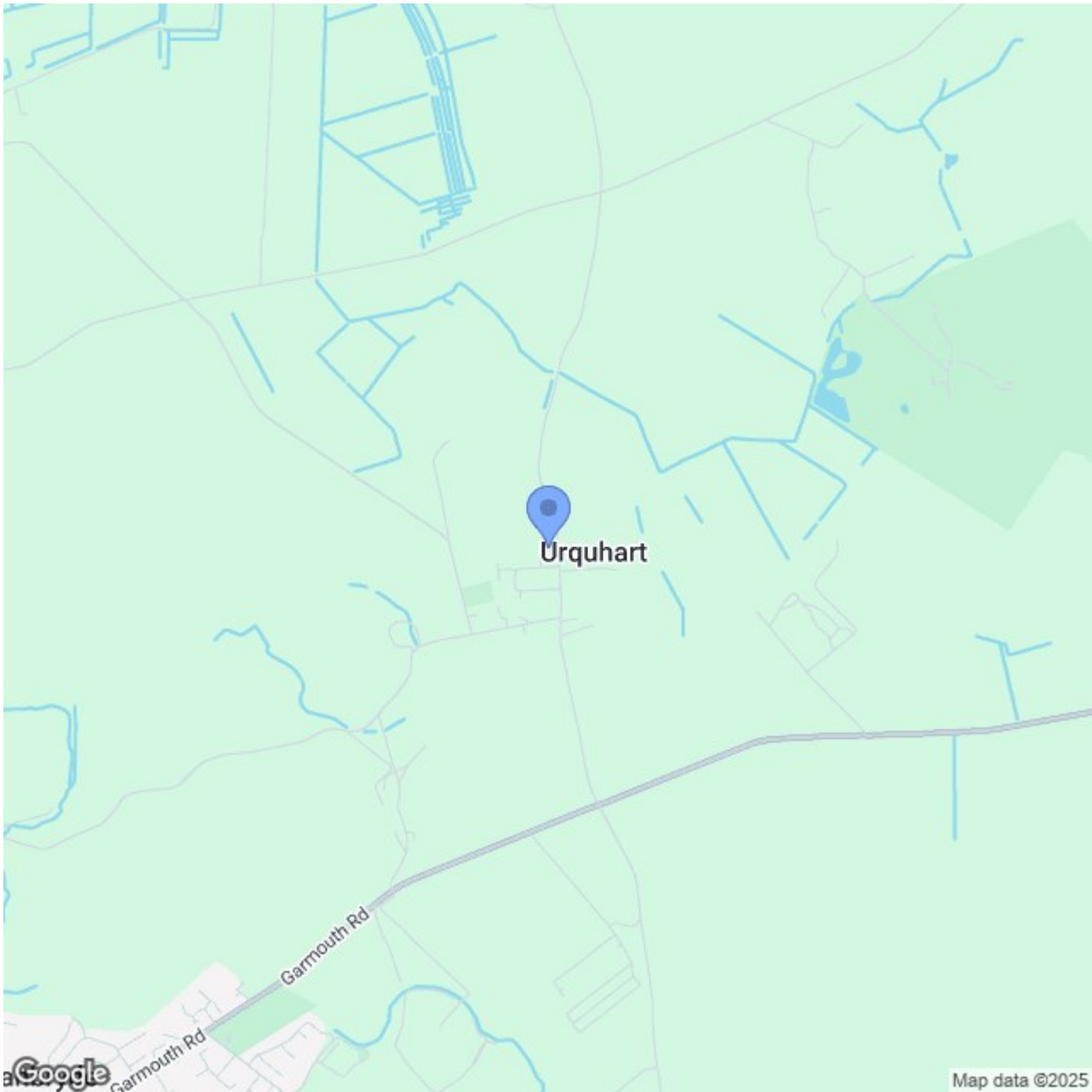
COUNCIL TAX BAND: D

VIEWING CONTACT SELLING AGENT ON 01343 555150

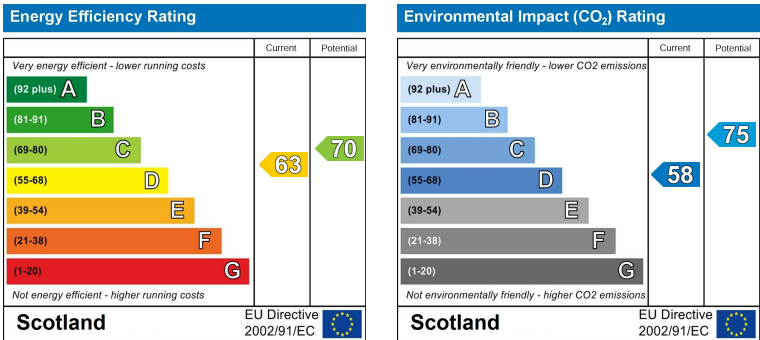




Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.