



**Harper
Macleod LLP**
Estate Agents & Solicitors



10 Hamilton Crescent, Elgin, IV30 4NW
Offers over £285,000

****CLOSING DATE FOR OFFERS - WEDNESDAY 30TH APRIL AT 12 NOON**** Detached four bedroom bungalow situated in the sought after Hamilton Crescent area of Elgin. backing onto the Quarrel Woods and a short walk to both Bishopmill Primary School and Elgin Academy. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, utility room, sun room, four double bedrooms and a shower room. The property whilst in need of upgrading and modernisation would make an ideal family home and further benefits from double glazing, gas central heating and a good size garden.

ENTRANCE VESTIBULE

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

HALLWAY



Built-in cloak cupboard housing the electric consumer units; fitted carpet; three ceiling light fittings.

LOUNGE

19'8" approx x 12'0" (6m approx x 3.66m)



Window to front; fireplace; fitted carpet; ceiling and wall light fittings.

DINING KITCHEN

17'1" x 12'0" (5.21m x 3.68m)



Window to rear; range of base and wall units; built-in electric oven; four ring gas hob; integrated fridge; plumbed in dishwasher; built-in cupboard housing the gas central heating boiler; part carpet and part vinyl flooring; ceiling light fitting.

REAR VESTIBULE

uPVC and glazed door to the rear garden; vinyl flooring; ceiling light fitting.

SUN ROOM

13'1" x 13'1" approx (4m x 4m approx)

Glazed on two sides; wood effect vinyl; two ceiling light fittings.

UTILITY ROOM

11'6" x 6'7" (3.51m x 2.03m)



Window to rear; Belfast sink; plumbed in washing machine;

tumble dryer; range of fixed shelving; vinyl flooring; ceiling light fitting.

BEDROOM 4

13'8" x 8'8" (4.19m x 2.66m)

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

BEDROOM 3

11'11" x 11'1" (3.64m x 3.38m)



Window to rear; fitted bedroom furniture; fitted carpet; ceiling light fitting.

SHOWER ROOM

8'4" x 6'9" (2.56m x 2.07m)



Window to side; vanity mounted sink; WC; shower enclosure with electric shower; vinyl flooring; inset ceiling spotlights.

BEDROOM 2

13'9" x 11'3" (4.20m x 3.45m)



Window to front; fitted bedroom furniture; fitted carpet; ceiling light fitting.

BEDROOM 1

14'9" x 12'0" (4.50m x 3.68m)



Window to front; double fitted wardrobes; fitted carpet; ceiling light fitting.

OUTSIDE



The front garden has areas of lawn, bordered with mature shrubs and a driveway provides off street parking. The spacious rear garden is mainly lawn with a hedge separating a gravel area planted with mature shrubs and trees.

NOTES

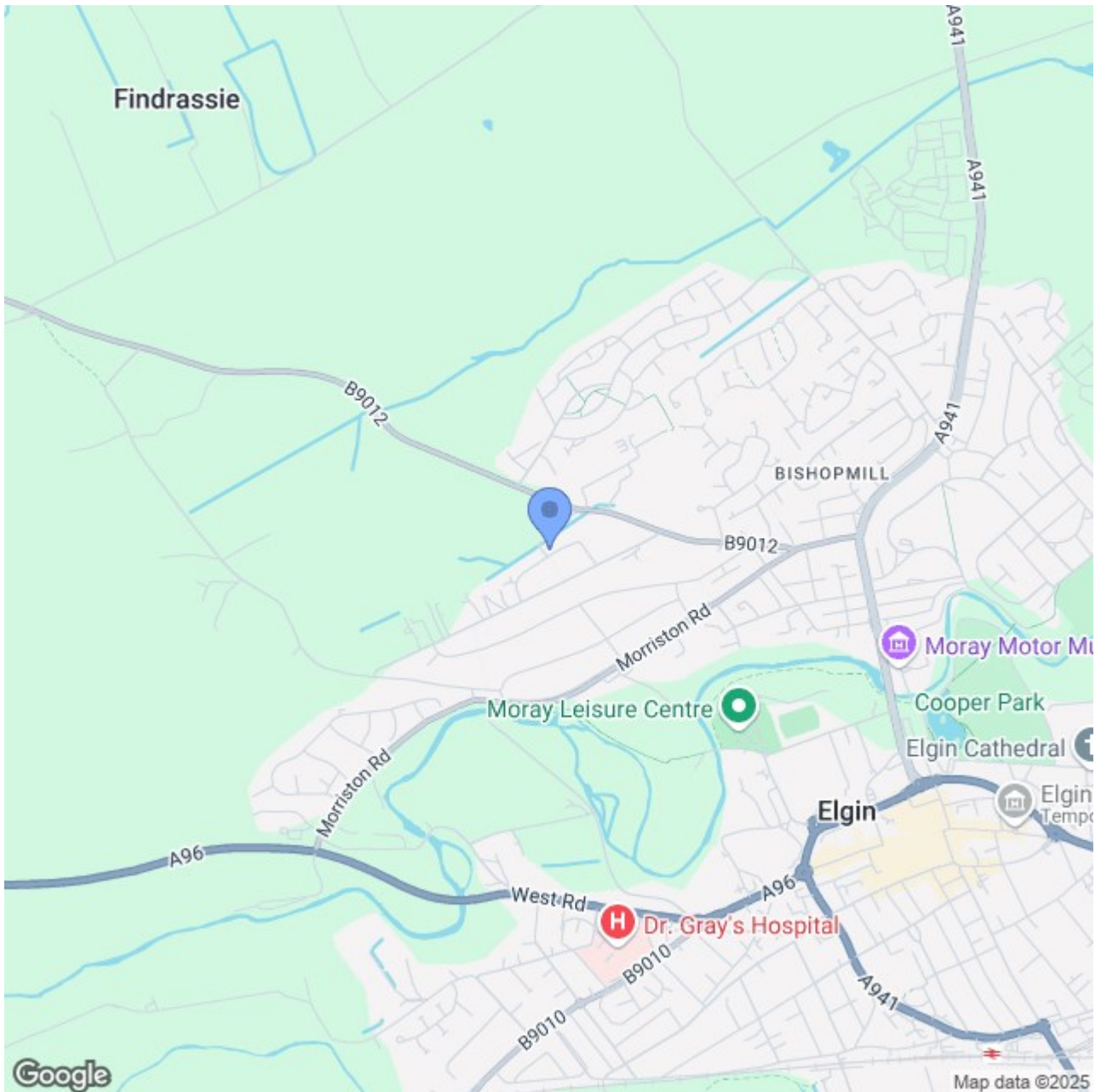
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room fittings and the built-in electric oven, gas hob, dishwasher and integrated fridge in the kitchen and the plumbed in washing machine in the utility room.

No guarantee can be given that any of the appliances mentioned above are in working order.

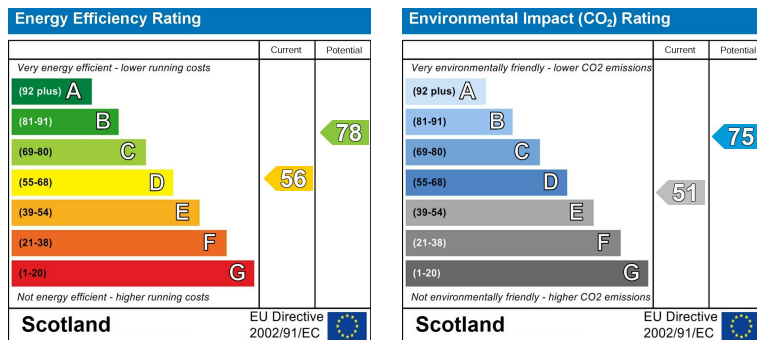
Council Tax Band: E



Area Map



Energy Efficiency Graph



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