



**Harper
Macleod LLP**
Estate Agents & Solicitors



96 Chandlers Rise, Elgin, IV30 4JE
Offers over £270,000

Modern three bedroom detached house which has been thoughtfully extended by the current owners to form a generous sized open-plan living space that is ideal for both family life and entertaining. The property is situated in a popular residential area of Elgin, close to local amenities and Seafield Primary School. Accommodation comprises: entrance vestibule, lounge, open-plan dining kitchen / family room, cloak room, utility room, three double bedrooms (one en-suite shower room) and family bathroom. The property further benefits from double glazing, gas central heating, gardens to the front and rear, garage and driveway providing off-street parking.

ENTRANCE VESTIBULE

4'5" x 3'10" (1.36m x 1.18m)

Wooden entrance door with spyhole; ceiling light fitting; wood effect flooring; wooden & glazed door leads to lounge.

LOUNGE

14'4" x 13'4" (4.37m x 4.08m)



Window to front; inset ceiling spotlights; fitted carpet; wooden and glazed door leads to hallway.

INNER HALLWAY

Ceiling light fitting; fitted carpet; staircase to first floor; door to guest WC; door to open plan dining kitchen / family room.

OPEN PLAN DINING KITCHEN / FAMILY ROOM

DINING KITCHEN

17'7" x 10'10" (5.36m x 3.31m)



Modern fitted kitchen with plinth lighting; built-in oven &

grill; gas hob and hood; integrated dishwasher; space for integrated fridge freezer; inset ceiling spotlights; tiled flooring; door to utility room; opening through to family room.

FAMILY ROOM

22'2" x 12'6" (6.76m x 3.83m)



French doors lead out to the rear garden with glazed panels either side; Six roof Velux windows; inset ceiling spotlights; fitted carpet; wood burning stove.



UTILITY ROOM

10'4" x 5'0" (3.17m x 1.54m)

Wooden and glazed door to side; inset ceiling spotlights; vinyl flooring; fixed shelving; space & plumbing for washing machine and tumble dryer.

CLOAK ROOM

4'11" x 2'5" (1.52m x 0.74m)

Internal room; ceiling light fitting; wood effect flooring; WC; pedestal sink; fixed coat hooks; extractor fan.

STAIRCASE & LANDING



Window to side; ceiling light fitting; hatch to the loft space; fitted carpet.

BATHROOM

8'10" x 7'1" (2.70m x 2.17m)



Window to front; inset ceiling spotlights; tiled flooring; WC; counter top basin; bath with mains shower over; extractor fan.

BEDROOM 1

11'3" x 10'7" (3.45m x 3.23m)



Window to front; inset ceiling spotlights; fitted carpet; triple built-in mirrored wardrobe; door to en-suite shower room.; TV bracket.

EN-SUITE SHOWER ROOM

6'11" x 5'1" (2.12m x 1.57m)



Window to side; inset ceiling spotlights; vinyl flooring; vanity mounted sink and WC; shower cubicle with mains fed shower; extractor fan.

BEDROOM 2

14'1" x (at longest) x 10'5" (4.30m x (at longest) x 3.20m)



Window to rear; ceiling light fitting; fitted carpet; double built-in mirrored wardrobe; built-in storage cupboard with shelving and housing the Megaflo hot water tank; TV bracket.

BEDROOM 3

10'5" x 9'10" (3.18m x 3.00m)



Window to rear; ceiling light fitting; double built-in mirrored wardrobes; TV bracket.

GARAGE

Up and over door; power and light; fixed shelving.

OUTSIDE



There is a paved driveway to the front of the property providing off-street parking and leading to the garage. The front garden is laid to lawn with mature planted borders and a paved pathway leading to the property. A gate to the side provides access to the fully enclosed rear garden which is laid to lawn with paved Patio areas; mature plants and shrubs.



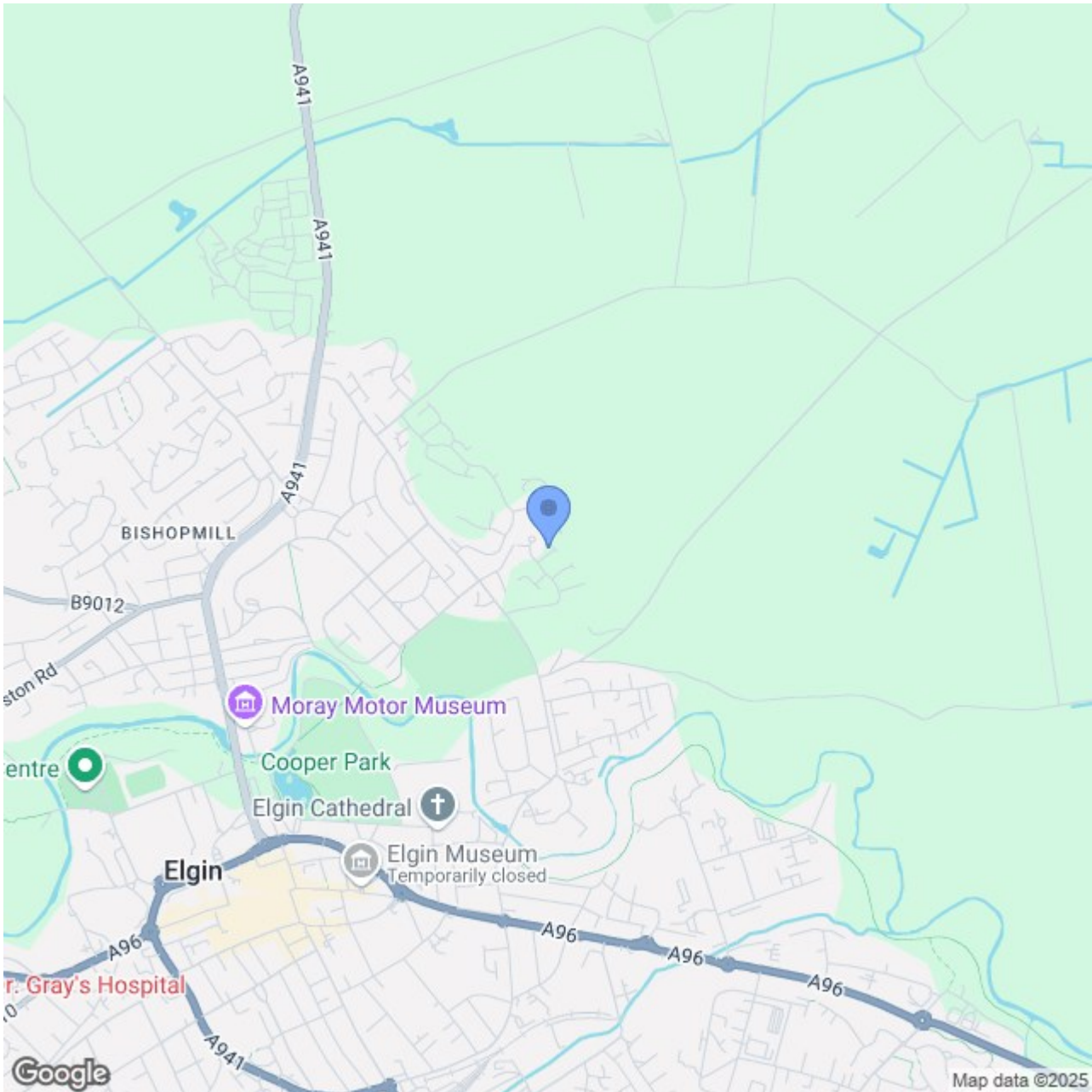
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all curtains and blinds, all bathroom, en-suite and cloak room fittings and the built-in oven & grill, gas hob, hood and integrated dishwasher in the kitchen.

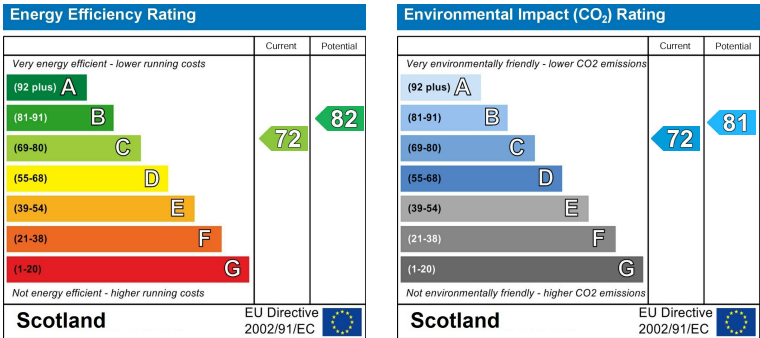
Council Tax Band: E

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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