



**Harper
Macleod LLP**
Estate Agents & Solicitors



32 Mcmillan Avenue, Elgin, IV30 6GJ

Offers over £280,000

Immaculately presented detached house with garage conversion giving a ground floor suite with en-suite wet-room. The property now boasts five bedrooms, two of which are en-suite and would make an ideal family home or for those looking for multi-generational living. The accommodation comprises, entrance vestibule, hallway, lounge, dining kitchen, utility, guest WC, sun room, ground floor bedroom & wet room with under floor heating and on the first floor a further four bedrooms (one en-suite) and a bathroom. The property further benefits from double glazing, gas central heating, garden & ample amount of off street parking.

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 VESTIBULE

5'4" x 3'11" (1.65m x 1.21m)

Entrance door, windows either side, inset ceiling spotlight.

HALLWAY

11'11" x 7'5" (3.64m x 2.27m)



Spacious under stair cupboard, wood effect flooring, inset ceiling spotlights.

GUEST WC

6'1" x 3'3" (1.87m x 1.01m)



Internal room, sink, WC, vinyl flooring, ceiling light fitting.

LOUNGE

12'9" x 10'9" (3.89m x 3.30m)



Window to front, opening looking into kitchen, wood effect flooring, inset ceiling spotlights.

SUN LOUNGE

11'5" x 9'9" (3.50m x 2.98m)



Glazed on three sides, French doors to the rear garden, wood effect flooring, ceiling light fitting.

KITCHEN

18'0" x 10'5" (5.49m x 3.20m)



Window to rear, opening to the lounge, fitted kitchen, built-in double electric oven, 5 ring gas hob & hood, plumbed in dishwasher, integrated full length fridge & freezer.

UTILITY AREA

8'2" m x 10'5" (2.49 m x 3.20m)



Door to rear garden, cupboard housing the gas central heating boiler, plumbed in washing machine & tumble dryer.

BEDROOM 1

16'8" x 9'8" (5.10m x 2.97m)



Window to front, wood effect flooring, inset ceiling spotlights.

EN-SUITE WET ROOM

8'0" x 5'1" (2.45m x 1.55m)



Window to side, sink, WC & wet room style shower, chrome towel radiator, ceramic tile flooring with under-floor heating, inset ceiling spotlights.

STAIRCASE & LANDING



Window to front, fitted carpet, inset ceiling spotlights.

BEDROOM 2

10'9" x 10'6" (3.30m x 3.21m)



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

EN-SUITE SHOWER ROOM



Internal room, sink, WC & shower cubicle with mains shower, vinyl flooring, ceiling light fitting.

BEDROOM 3

10'0" x 9'10" (3.07m x 3.01m)



Velux window to rear, double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 5

9'0" x 8'7" (2.76m x 2.64m)

Window to front, fitted carper, ceiling light fitting.

BATHROOM



Velux window to front, sink, WC & bath with mains shower over, chrome towel radiator, vinyl flooring, ceiling light fitting.

BEDROOM 4

12'2" x 8'1" (3.71m x 2.48m)



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

OUTSIDE



The front of the property is laid to a mix of gravel and paving providing a good deal of off-street parking. Paved pathways lead to the front entrance. A gate to the side of the property provides access to the fully enclosed South-facing rear garden which is laid to a mix lawn and gravel with a raised area of decking and paved patio area; wooden shed; rotary clothes dryer.

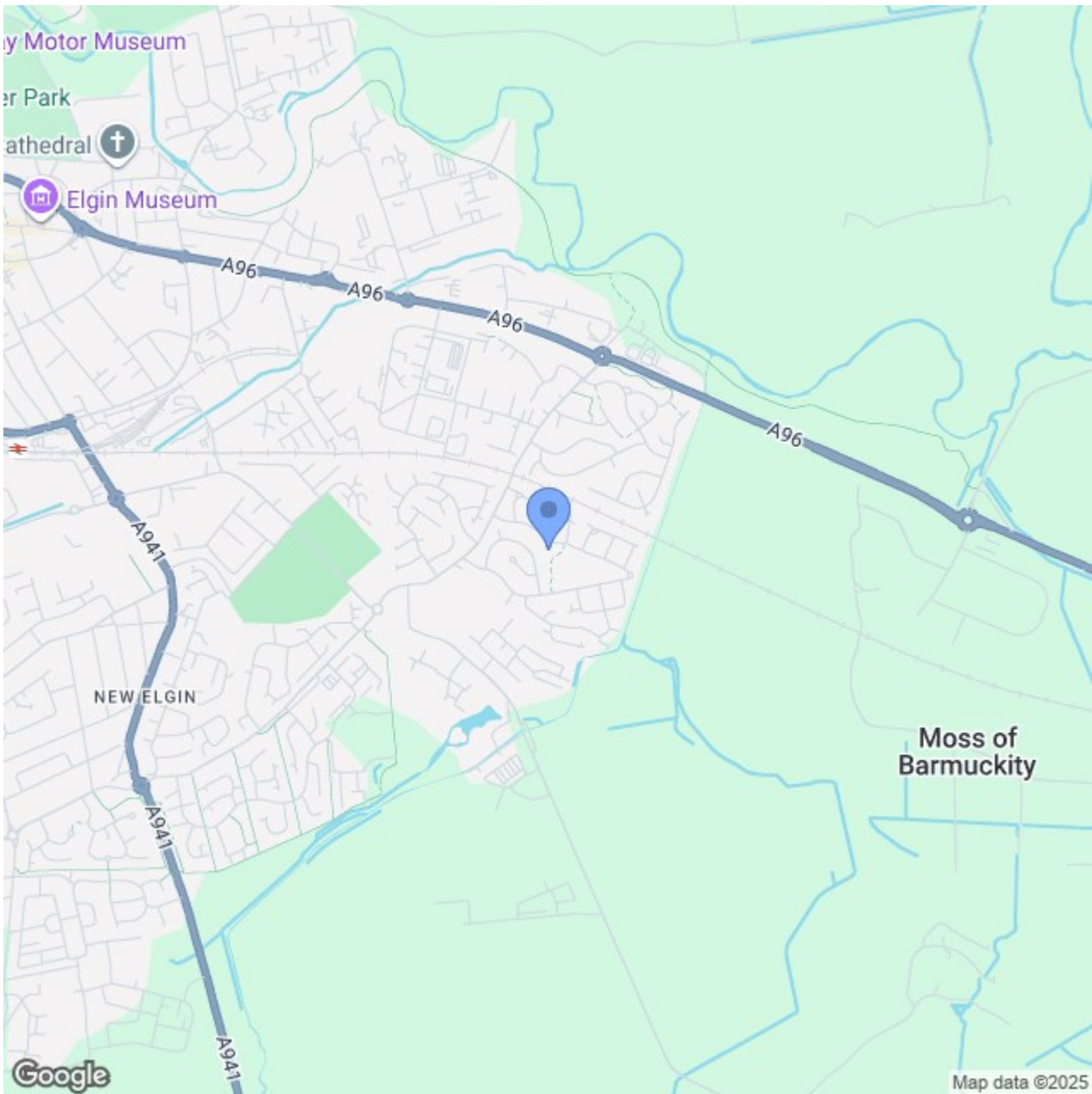
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, the blinds in the bedrooms, all bathroom and en-suite fittings, the built-in double electric oven, 5 ring gas hob & hood, plumbed in dishwasher and integrated full length fridge & freezer in the kitchen and the wooden shed and rotary clothes dryer in the garden.

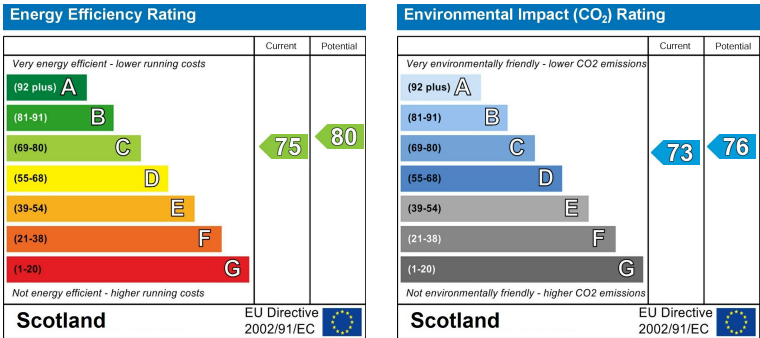
The splashback shown in the kitchen will be replaced with a black splashback.

Viewings: 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.