



**78 West Covesea Road, Elgin, IV30 5QF**  
**Offers over £325,000**

Exceptionally spacious four bedroom house situated in the popular Hamilton Gardens Estate. Built by respected builder 'Scotia Homes' this property is in excellent order throughout. The accommodation comprises entrance hallway, lounge, dining kitchen, utility room, guest WC, four bedrooms (one en-suite) and a family bathroom. The property further benefits from double glazing, gas central heating, electric vehicle charging point, integral garage, gardens front, side & rear & a driveway provides off-street parking.

#### ENTRANCE HALLWAY



Entrance door, under stair cupboard, fitted carpet, ceiling light fitting.

#### LOUNGE

19'1" x 14'1" (5.82m x 4.30m)



Large picture window to front, fitted carpet, ceiling light fitting.

#### GUEST WC

6'0" x 4'11" (1.85m x 1.52m)



Internal room, sink & WC, tile effect flooring, ceiling light fitting.

#### DINING KITCHEN

23'7" x 11'5" (7.20m x 3.50m)



Window & French doors to the rear garden, fitted kitchen, built-in single electric oven, hob & hood, integrated dishwasher, wood effect vinyl flooring, two ceiling light fittings, ample space for family size table & chairs, sofa & wall mounted TV.



### UTILITY ROOM

10'0" x 6'8" (3.05m x 2.05m)



Window & door to the rear garden, base units & worktop, plumbing & space for washing machine & tumble dryer, wood effect vinyl flooring, ceiling light fittings, door to the garage.

### STAIRCASE & LANDING



Fitted carpet, ceiling light fittings, hatch to the loft space.

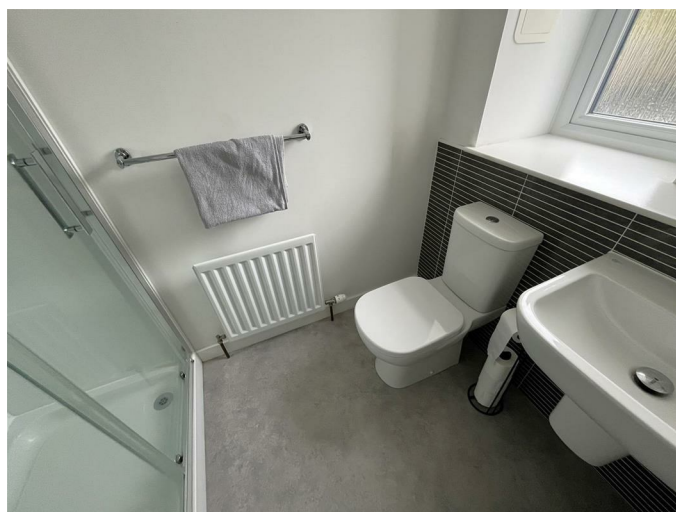
### BEDROOM 1

11'9" x 9'5" (3.60m x 2.89m)



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

### EN-SUITE SHOWER ROOM



Window to rear, sink, WC & spacious shower cubicle with mains shower, vinyl flooring, ceiling light fitting.

**BEDROOM 3**

10'6" x 8'6" (3.22m x 2.60m)



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

**BEDROOM 2**

10'11" x 10'5" (3.34m x 3.20m)



Window to front, fitted carpet, ceiling light fitting.

**BEDROOM 4**

9'6" x 8'10" (2.90m x 2.71m)



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

**BATHROOM**

7'2" x 6'3" (2.19m x 1.92m)



Window to side, sink, WC & bath with mains shower over, vinyl flooring, ceiling light fitting.

**INTEGRAL GARAGE**

Electric up & over door, power & light.



**Harper  
Macleod LLP**  
Estate Agents & Solicitors

## OUTSIDE



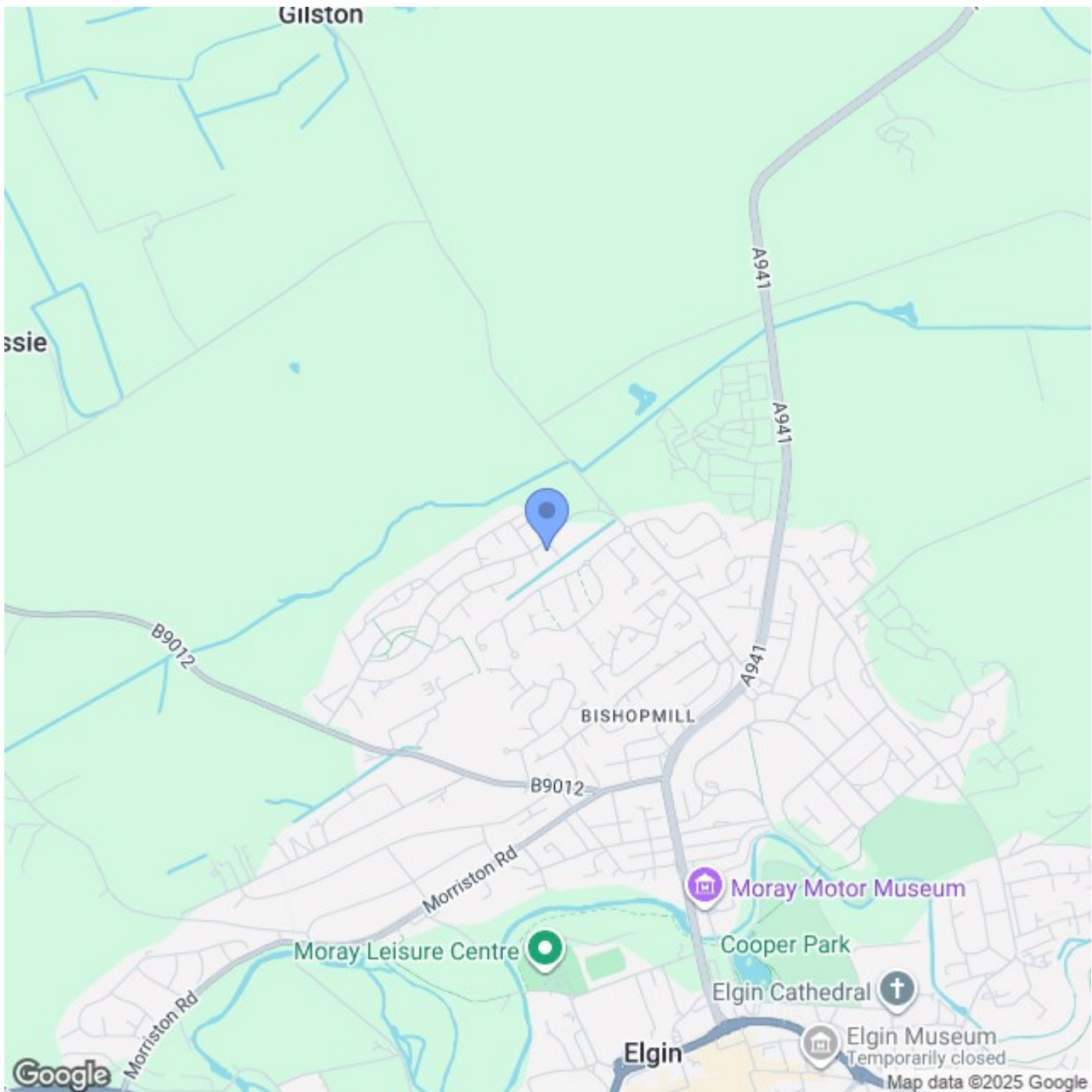
The gardens have been recently landscaped with a small wall bordering the front of the garden which has been laid with artificial grass, paving & gravel. A driveway provides parking for at least 2 cars. The rear & side garden has been terraced with porcelain slabs, slate & low maintenance gravel.

## NOTES

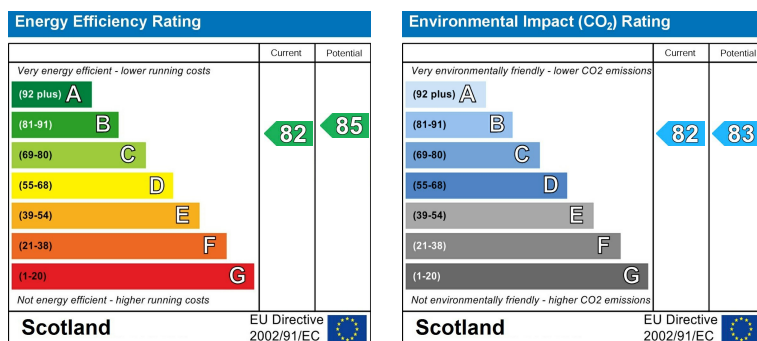
Included in the asking price is all carpets and fitted floor coverings, all light fittings. all bathroom, guest WC, & en-suite fittings, the oven, hob & hood and integrated dishwasher in the kitchen.



## Area Map



## Energy Efficiency Graph



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Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

Tel: 01343 555 150 Email: [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>