



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**15 Fairfield Avenue, Elgin, IV30 6BB**

**Offers over £325,000**

Detached four bedroom house situated in the sought after west end of Elgin and within walking distance of West End Primary School. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen/family room, guest WC, four bedrooms (three en-suite) and a family bathroom. The property further benefits from double glazing, gas central heating, garage and garden.

**Harper Macleod LLP**, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

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### ENTRANCE VESTIBULE

Composite wood effect door; integral door into the garage; wood effect flooring; ceiling light fitting.

### HALLWAY



Fitted carpet; ceiling light fitting.

### LOUNGE

14'7" x 13'4" (4.45m x 4.07m)



Bay window to front; fitted carpet; ceiling light fitting.

### DINING KITCHEN/FAMILY AREA

26'2" approx x 9'8" (8m approx x 2.97m)



Two windows and French doors to the rear garden; fitted kitchen in grey gloss; built-in double electric oven, induction hob; hood; integrated dishwasher and fridge freezer; ample space for lounge furniture and dining table and chairs; wood effect flooring; inset ceiling spotlights.

### GUEST WC

6'1" x 3'6" (1.86m x 1.09m)



Internal room; sink and WC; wood effect vinyl; ceiling light fitting; extractor fan.

## STAIRCASE AND LANDING



Window to side; shelved storage cupboard; cupboard housing the hot water tank; fitted carpet; two ceiling light fittings.

## BEDROOM 1

13'5" x 13'1" (4.10m x 3.99m)



Window to front; two sets of double built-in wardrobes; fitted carpet; ceiling light fitting.

## EN-SUITE SHOWER ROOM

6'6" x 5'4" (2m x 1.64m)



Window to front; vanity mounted sink and WC; shower enclosure with mains shower; vinyl flooring; inset ceiling spotlights.

## BEDROOM 2

12'6" x 11'10" (3.83m x 3.62m)



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

**JACK N JILL EN-SUITE SHOWER ROOM**  
7'2" x 4'8" (2.20m x 1.43m)



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

**BEDROOM 3**  
11'9" x 10'4" (3.60m x 3.16m)



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

**BEDROOM 4**  
9'10" x 8'7" (3.02m x 2.64m)



Window to rear; fitted carpet; ceiling light fitting.

**FAMILY BATHROOM**  
9'10" x 7'11" (3.02m x 2.42m)



Window to rear; vanity mounted sink and WC; corner bath with tap/shower attachment; vinyl flooring; inset ceiling spotlights.

**INTEGRAL GARAGE/UTILITY**

Up and over door; utility area to the rear with worktop; plumbing and space for washing machine; space for tumble dryer; wall mounted gas central heating boiler.

## OUTSIDE



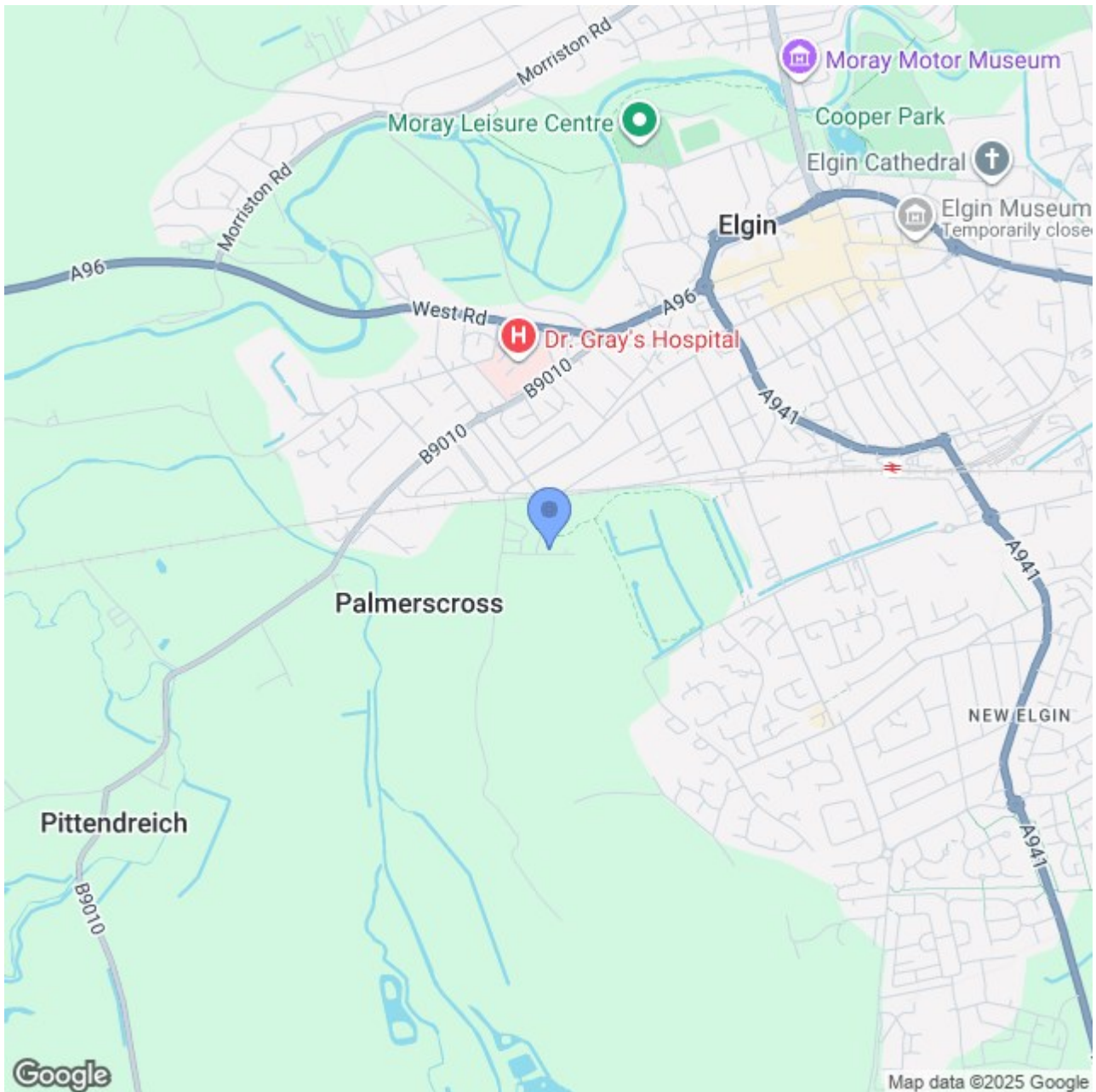
The garden to the front has an area of lawn and a driveway providing off-street parking. The fully enclosed rear garden is mainly lawn with a spacious patio area.

## NOTES

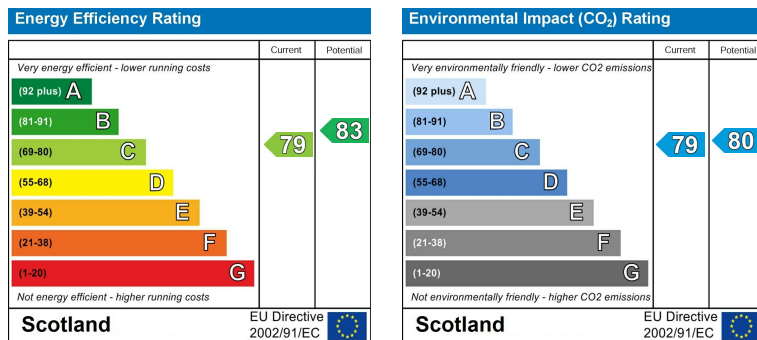
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and both en-suite fittings; the double electric oven, hob, hood and integrated dishwasher and fridge freezer in the kitchen.

**VIEWING - CONTACT SELLING AGENT 01343  
555150**

## Area Map



## Energy Efficiency Graph



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