



**Harper
Macleod LLP**
Estate Agents & Solicitors



31 Brucelands, Elgin, IV30 1TS
Offers over £360,000

Immaculately presented four bedroom house situated in the sought after Brucelands development in the west end of Elgin. The accommodation comprises on the ground floor, entrance vestibule, hallway, lounge, dining room, sun lounge, kitchen, utility room, bedroom 4, guest WC and on the first floor, three further double bedrooms and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, integral garage, gardens front and rear and a driveway providing off street parking.

ENTRANCE VESTIBULE

4'8" x 4'1" (1.43m x 1.26m)

Entrance door; built-in cloak cupboard; Amtico flooring; ceiling light fitting.

HALLWAY



Two built-in storage cupboards; Amtico flooring; inset ceiling spotlights.

GUEST WC

8'5" x 4'11" (2.57m x 1.52m)



Window to side; sink; WC; ceramic tile flooring; inset ceiling spotlight.

LOUNGE

19'9" x 13'5" (6.04m x 4.10m)



Bay window to front; window to side; Italian marble fire surround with electric fire; fitted carpet; ceiling light fitting.

DINING KITCHEN

14'4" x 10'3" (4.38m x 3.13m)



Window to rear; solid Oak fitted kitchen with granite worktop; built-in double electric double oven, hob and hood; integrated fridge freezer and dishwasher; ceramic tile flooring; ceiling light fitting.

DINING ROOM

13'2" x 10'10" (4.02m x 3.32m)



French doors into the sun lounge; solid wood floor; wall light fitting.

SUN LOUNGE

14'9" x 13'1" (4.5m x 4m)



Glazed on three sides; French doors to the rear garden; wood effect flooring; inset ceiling spotlights.

UTILITY ROOM

10'5" x 6'9" (3.20m x 2.08m)



Range of fitted units; stainless steel sink; plumbing and space for washing machine, tumble dryer and under counter fridge; ceramic tile flooring; ceiling light fitting.

BEDROOM 4

11'10" x 9'10" (3.62m x 3.02m)



Bay window to front; solid wood flooring; ceiling light fitting.

STAIRCASE AND LANDING



Velux window to front; built-in storage cupboard; fitted carpet; ceiling light fitting.

BEDROOM 1

17'3" x 16'8" (5.27m x 5.10m)



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

EN-SUITE SHOWER ROOM

6'9" x 4'5" (2.06m x 1.36m)



Velux window to rear; vanity mounted sink, WC and shower cubicle with mains shower; chrome towel radiator; ceramic tile flooring; inset ceiling spotlights.

BEDROOM 2

13'8" x 12'7" (4.18m x 3.86m)



Window to front; triple built-in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 3

13'6" x 11'7" (4.12m x 3.54m)



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

FAMILY BATHROOM

6'11" x 6'10" (2.13m x 2.10m)



Velux window to side; vanity mounted sink and WC; bath with mains shower over; tile effect flooring; inset ceiling spotlights.

INTEGRAL GARAGE

Up and over door; power and light; personnel door to the rear garden.

OUTSIDE

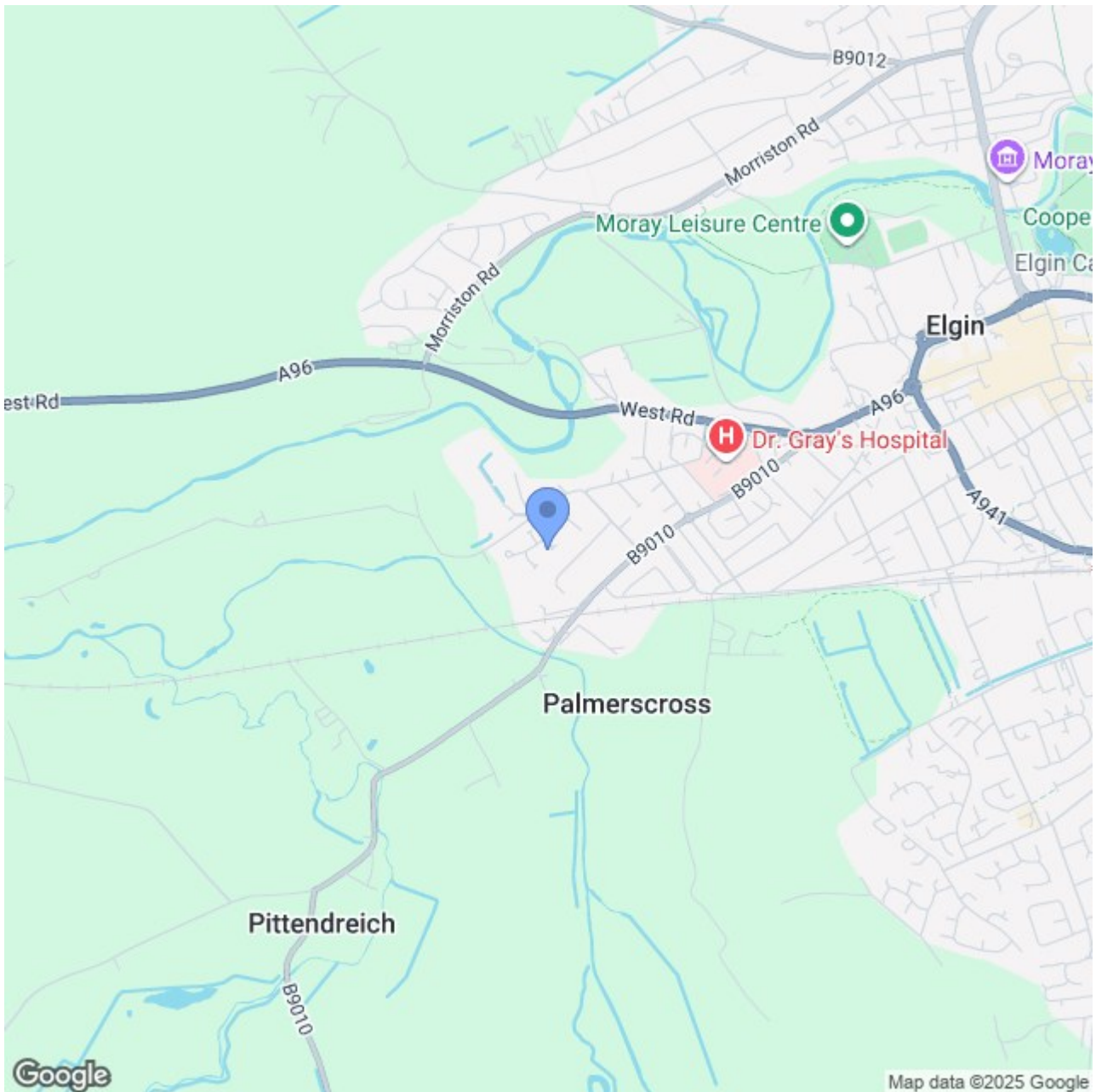


The garden to the front has an area of lawn with a driveway providing off street parking for at least two cars. The rear garden is mainly lawn, bordered with mature shrubs and trees with a good size patio area and low maintenance gravel; wooden garden shed; potting shed.

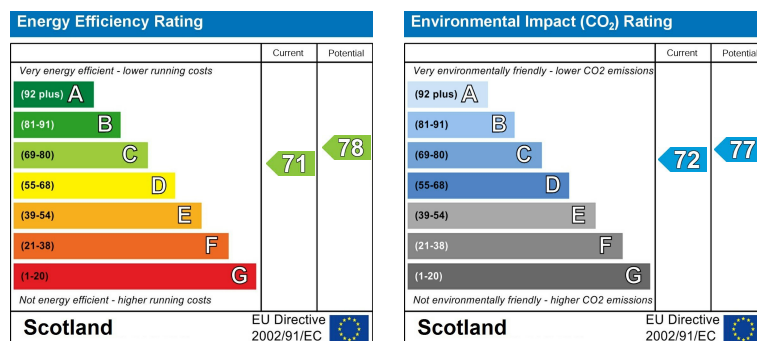
NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom, en-suite and guest WC fittings; the built-in double oven, hob, hood and integrated fridge freezer and dishwasher in the kitchen and the wooden shed and potting shed in the garden.

Area Map



Energy Efficiency Graph



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

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>