



**Harper
Macleod LLP**
Estate Agents & Solicitors



Lochi-Mayre, Miltonduff, Elgin, IV30 8TG

Offers over £330,000

Nestled in the charming rural area of Miltonduff, Elgin, this immaculate detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. Mosstowie Primary School is close by and the town of Elgin for secondary education is less than a ten minute drive.

The surrounding area is known for its picturesque landscapes and friendly community, making it an excellent choice for those looking to settle in a tranquil yet accessible location. The accommodation comprises entrance vestibule, hallway, lounge, open plan dining kitchen and sun room, three double bedrooms (one en-suite) and a family shower room. The property further benefits from double glazing, oil central heating, garage and a good size garden.

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>

ENTRANCE VESTIBULE

5'2" x 4'10" (1.60m x 1.49m)

Composite entrance door, built-in cloak cupboard, oak flooring, ceiling light fitting.

HALLWAY

Built-in shelved storage cupboard, fitted carpet, ceiling light fitting.

LOUNGE

18'4" x 13'6" (5.61m x 4.12m)

Triple windows to front, feature fireplace with electric fire, fitted carpet, two ceiling light fittings.

OPEN PLAN DINING KITCHEN/SUN ROOM

22'3" x 19'2" (6.80m x 5.86m)

Window to rear, solid oak fitted kitchen, built-in double electric oven, hob & hood, integrated fridge & dishwasher, tile effect flooring throughout, three ceiling light fittings.

UTILITY ROOM

6'11" x 5'0" (2.11m x 1.54m)

Window to rear, base & wall units to match the kitchen, plumbing & space for washing machine, under counter freezer, built-in cupboard housing the oil CH boiler, tile effect flooring, ceiling light fitting.

BEDROOM 1

13'5" x 11'8" (4.09m x 3.57m)

Double windows to front, triple built-in wardrobes, fitted carpet, ceiling light fitting.

EN-SUITE SHOWER ROOM

9'11" x 4'1" (3.04m x 1.26m)

Window to side, vanity mounted sink & WC, spacious shower enclosure with mains shower, chrome towel radiator, electric under-floor heating, ceramic tile flooring, inset ceiling spotlights.

BEDROOM 2

10'9" x 9'11" (3.28m x 3.04m)

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

BEDROOM 3

10'7" x 9'11" (3.23m x 3.04m)

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

SHOWER ROOM

9'10" x 5'6" (3.02m x 1.70m)

Window to rear, vanity mounted sink & WC, spacious shower

cubicle with mains shower, chrome towel radiator, ceramic tile flooring, inset ceiling spotlights.

GARAGE

Up & over door, personnel door to side, power & light.

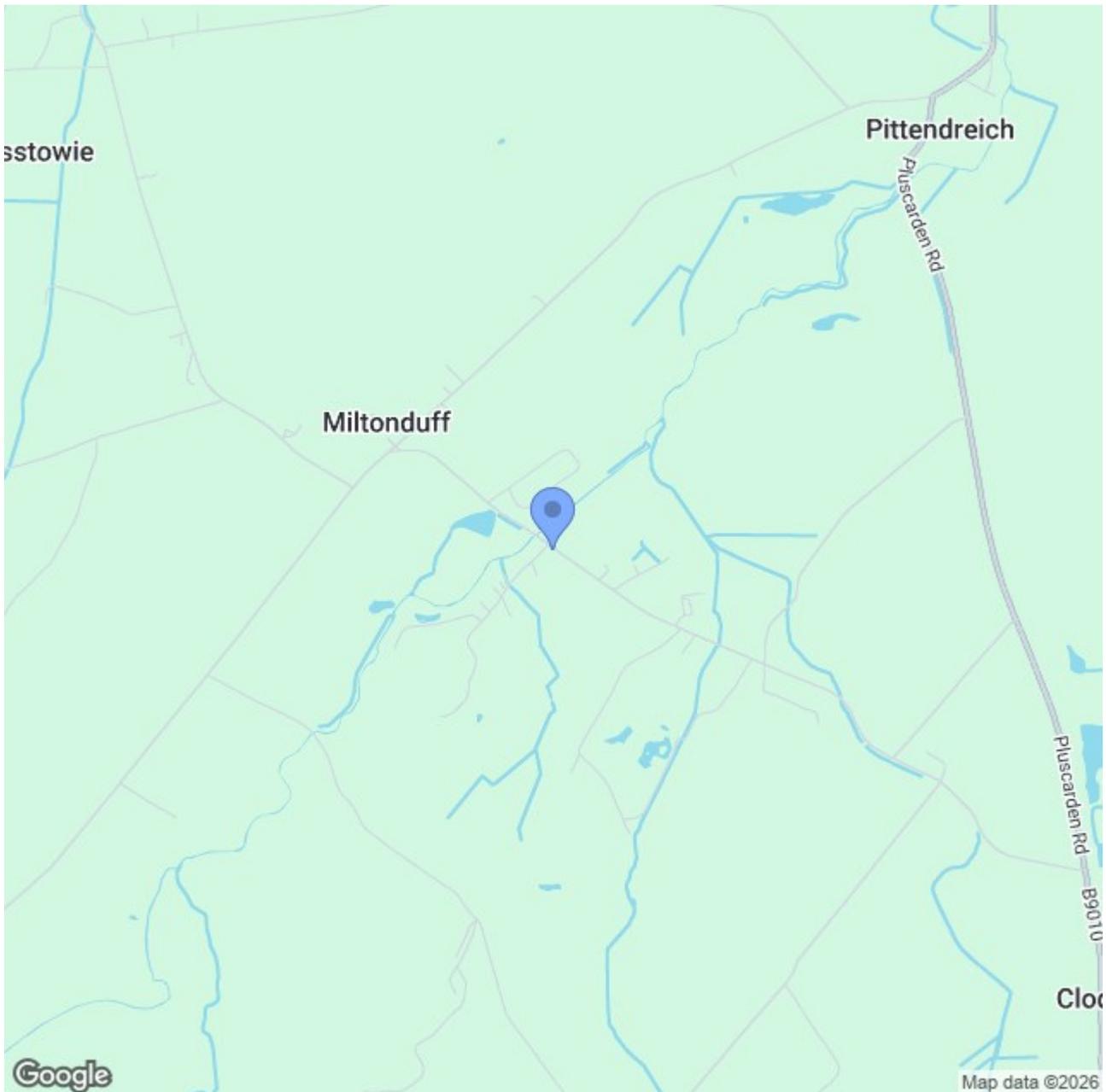
OUTSIDE

A sweeping driveway leads up to the property giving a great deal of off-street parking. The fully enclosed rear garden has a substantial patio area, lawn with planted borders, wooden garden shed, rotary clothes dryer.

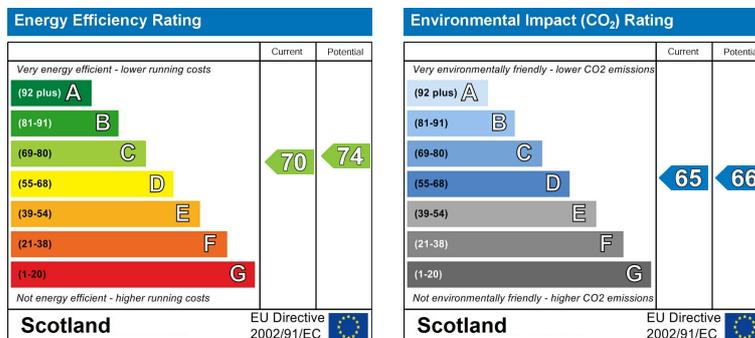
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all shower room & en-suite fittings, the double oven, hob & hood, the integrated fridge & dishwasher in the kitchen & under-counter freezer in the utility room, wooden shed & rotary clothes dryer in the garden.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk <https://www.estateagency-moray.co.uk>