



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**1 Distillery Drive, Elgin, IV30 8AA**

**Offers over £375,000**

Modern four bedroom family home situated in the popular Springfield "Linkwood Steading" development. The accommodation comprises entrance vestibule, hallway, lounge, dining room, dining kitchen, utility room, guest WC, four double bedrooms (two en-suite) and a family bathroom. The property further benefits from double glazing, air source central heating, integral garage, garden, driveway and an EV charging point.

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**ENTRANCE VESTIBULE**

8'3" x 6'4" (2.53m x 1.94m)

Entrance door; double built-in cloak cupboard; fitted carpet; ceiling light fitting.

**HALLWAY**

Under-stair storage cupboard; fitted carpet; two ceiling light fittings.

**LOUNGE**

17'7" x 13'9" (5.36m x 4.21m)

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

**DINING ROOM**

11'3" x 11'0" (3.44m x 3.37m)

Window to side; fitted carpet; ceiling light fitting.

**DINING KITCHEN**

23'5" x 11'6" (7.15m x 3.53m)

Window and French doors to the rear garden; fitted kitchen in white; built-in electric oven; microwave, hob and hood; integrated fridge freezer and dishwasher; vinyl flooring; inset ceiling spotlights; ceiling light fitting.

**UTILITY ROOM**

7'3" x 6'4" (2.21m x 1.94m)

Window to rear; wall and base units to match the kitchen; integrated washing machine; Beko plumbed in tumble dryer; vinyl flooring; ceiling light fitting.

**GUEST WC**

6'7" x 6'3" (2.02m x 1.92m)

Internal room; vanity mounted sink and WC; Chrome towel radiator; vinyl flooring; inset ceiling spotlights.

**STAIRCASE AND LANDING**

Built-in storage cupboard housing the hot water tank; fitted carpet; two ceiling light fittings; hatch to the loft space.

**BEDROOM 1**

13'8" x 11'2" (4.19m x 3.41m)

Window to front; walk-in wardrobe (1.87m x 1.82m); fitted carpet; ceiling light fitting.

**EN-SUITE SHOWER ROOM**

7'1" x 5'11" (2.18m x 1.81m)

Velux window to side; vanity mounted sink and WC; shower cubicle with mains shower; Chrome towel radiator; vinyl flooring; inset ceiling spotlights.

**BEDROOM 2**

19'3" x 9'9" (5.89m x 2.99m)

Double aspect to front and rear; spacious double wardrobe; fitted carpet; ceiling light fitting.

**EN-SUITE SHOWER ROOM**

7'3" x 7'0" (2.23m x 2.15m)

Velux window to rear; vanity mounted sink and WC; shower cubicle with mains shower; wall mounted towel radiator; vinyl flooring; inset ceiling spotlights.

**BEDROOM 3**

12'9" into the dormer x 9'1" (3.89m into the dormer x 2.79m)

Dormer window to side; double built-in wardrobe; fitted carpet; ceiling light fitting.

**BEDROOM 4**

11'6" x 8'4" (3.52m x 2.55m)

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

**BATHROOM**

11'1" x 8'9" (3.39m x 2.69m)

Window to side; vanity mounted sink and WC; bath with mains shower over; Chrome towel radiator; vinyl flooring; inset ceiling light fitting.

**INTEGRAL GARAGE**

Up and over door; power and light; housing the gas central heating boiler.

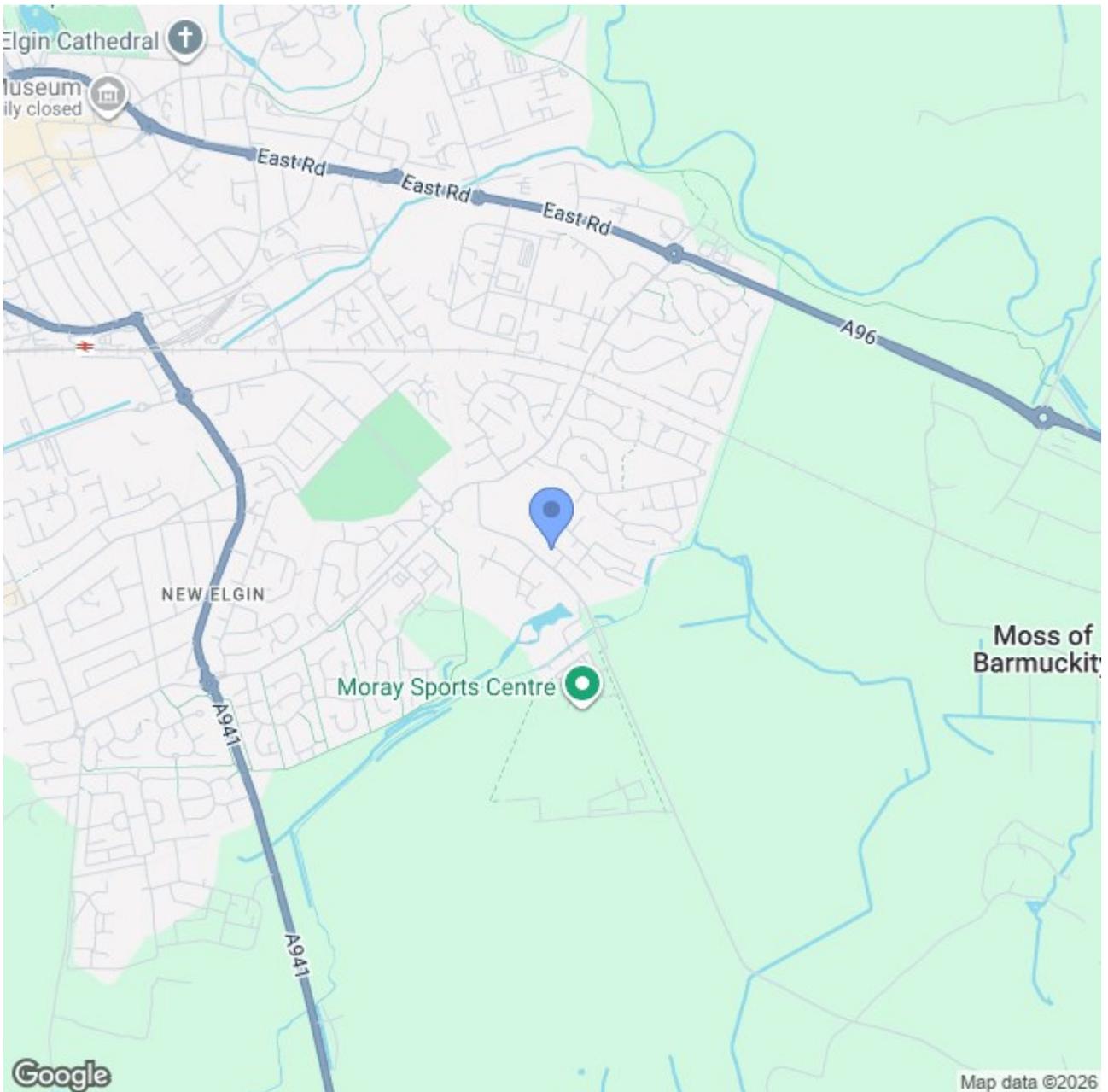
**OUTSIDE**

The gardens to the front and rear are laid to lawn with a patio area to the rear and a rotary clothes dryer. A driveway provides parking for two vehicles.

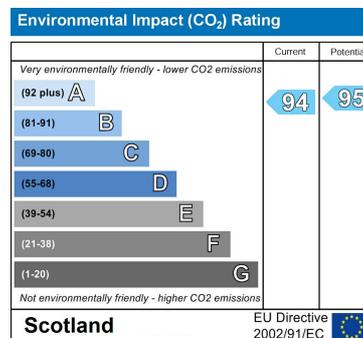
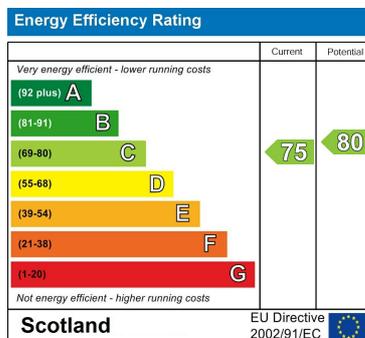
**NOTES**

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom, guest WC and both en-suite fittings; the built-in electric oven, microwave, hob, hood, integrated dishwasher and fridge freezer in the kitchen; the integrated washing machine and Beko tumble dryer in the utility room and the rotary clothes dryer and wooden garden shed in the garden.

## Area Map



## Energy Efficiency Graph



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