



**Harper
Macleod LLP**
Estate Agents & Solicitors



17 New Street, Elgin, IV30 5SG
Offers over £295,000

Immaculately presented traditional house upgraded by the current owners and situated a few minutes walk to both of Hopeman's beautiful beaches, harbour and local shops and restaurants. The accommodation on the ground floor comprises entrance hallway, lounge, dining room/bedroom 4, dining kitchen, utility room, boot room, guest WC; bedroom with en-suite and on the first floor two further bedrooms and a family bathroom. The property which retains many original features further benefits from double glazing, oil central heating, car port and garden.

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ENTRANCE HALLWAY

Composite and glazed entrance door; solid wood flooring; ceiling light fitting.

LOUNGE

15'8" x 12'0" (4.80m x 3.68m)

Windows to front and side; feature Sandstone wall with fire surround and recessed log burning stove; solid wood flooring; ceiling light fitting.

DINING ROOM/BEDROOM 4

11'8" x 11'0" (3.58m x 3.36m)

Window to rear; fitted carpet; wall light fitting.

DINING KITCHEN

13'9" x 10'3" (4.21m x 3.13m)

Window to side; fitted kitchen in painted wood effect; solid wood worktop; Belfast sink; built-in double electric oven; hob and hood; plumbing and space for dishwasher and space for under counter fridge; wood effect flooring; ceiling light fitting.

UTILITY ROOM

14'4" x 6'0" (4.37m x 1.84m)

Two windows to rear; range of storage units; sink and drainer; plumbing and space for washing machine; oil central heating boiler; tile flooring; ceiling light fitting.

BOOT ROOM

5'5" x 4'5" (1.67m x 1.36m)

Window to side; tile flooring; wall light fitting.

GUEST WC

3'10" x 3'1" (1.17m x 0.94m)

Internal room; WC; tile flooring; wall light fitting.

BEDROOM 1

11'10" x 10'9" (3.61m x 3.30m)

Window to front; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM

7'8" x 4'9" (2.36m x 1.45m)

Window to rear; vanity mounted sink and WC; shower cubicle with mains shower; ceramic tile flooring; ceiling light fitting.

STAIRCASE AND LANDING

Velux window to front; fitted carpet; wall light fittings.

BEDROOM 2

13'6" x 11'1" (4.13m x 3.40m)

Windows to front and side; ornamental fire surround; fitted carpet; ceiling light fitting.

BEDROOM 3

11'10" x 9'3" (3.63m x 2.82m)

Window to front and Velux window to rear; fitted carpet; ceiling light fitting.

BATHROOM

11'11" x 5'1" (3.64m x 1.57m)

Window to rear; vanity mounted sink and WC; bath; shower cubicle with electric shower; tile flooring; inset ceiling spotlights.

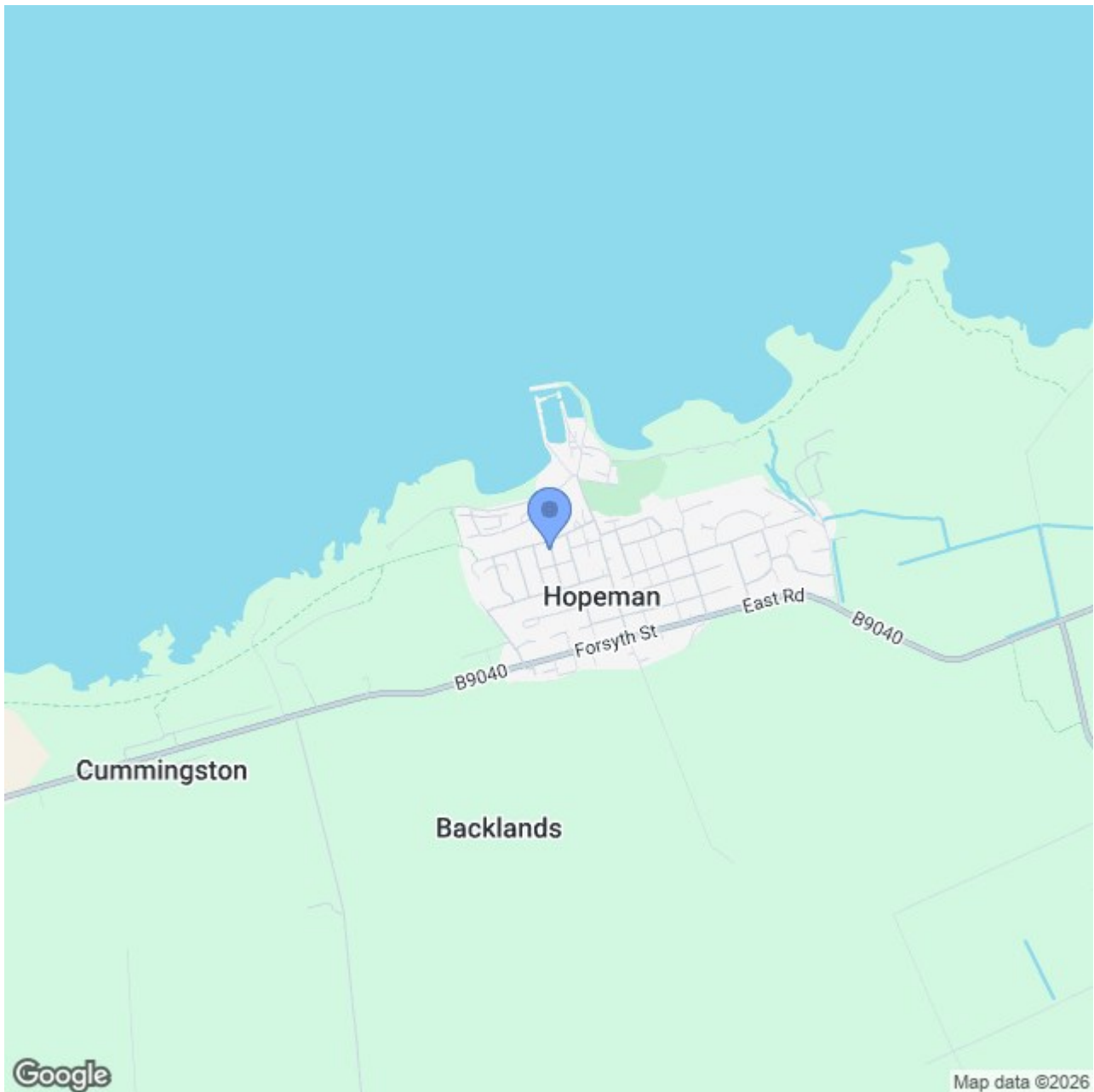
OUTSIDE

A shared driveway leads to the car port with covered deck seating area to the rear. The garden is fully enclosed with areas of lawn and low maintenance gravel; two wooden garden sheds.

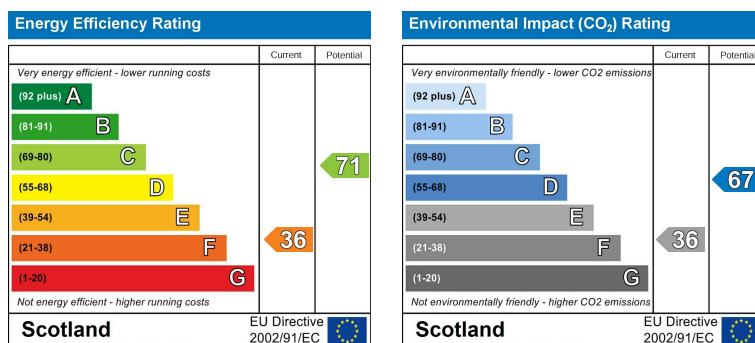
NOTES

Included in the asking price: all carpets and fitted floor coverings; all light fittings; all bathroom, en-suite and guest WC fittings; the built-in double electric oven, hob, hood in the kitchen and the two wooden garden sheds in the garden.

Area Map



Energy Efficiency Graph



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