Harper Macleod LLP
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73 Duncan Drive, Elgin, IV30 4NH

Offers over £330,000

Detached house with south facing garden extending to around a third of an acre & with magnificent views over Elgin to the hills beyond. The accommodation comprises on the ground floor, entrance vestibule, hallway, open plan lounge/diner, kitchen, two bedrooms, study & shower room and on the first floor three further bedrooms & a shower room. The property whilst in need of some modernistation & redocration further benefits from double glazing, gas central heating, double garage, substantial garden & a driveway providing off-street parking.

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

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ENTRANCE VESTIBULE
Wooden & glazed entrance door, cupboard housing the electric consumer units; fitted carpet, ceiling light fitting.

HALLWAY
Built-in double cloak cupboard, built-in double shelved linen cupboard with radiator, under stair storage cupboard, fitted carpet, ceiling light fitting.

OPEN PLAN LOUNGE/DINER
lounge (17'7" x 11'11") dining (10'10" x 8'4") (lounge (5.38m x 3.65m) dining (3.32m x 2.55m))
Large picture window to front & to rear, fitted carpet, ceiling & wall light fittings, hatch through to kitchen.

KITCHEN
10'10" x 11'1" (3.31m x 3.39m)
Window to rear; fitted kitchen in medium wood effect, built-in double electric oven, hob & hood, under counter fridge, plumbed in Bosch washing machine, vinyl flooring, ceiling strip light fitting; door to rear garden.

SHOWER ROOM
7'4" x 6'7" (2.25m x 2.01m)
Window to rear, sink, WC & shower enclosure with mains shower, vinyl flooring, inset ceiling spotlights.

BEDROOM 5
8'11" x 8'10" (2.72m x 2.70m)
Window to front, double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 2
12'2" x 9'10" (3.71m x 3.01m)
Window to rear, two sets of double built-in wardrobes, fitted carpet, ceiling light fitting.

STUDY
8'11" x 7'5" (2.72m x 2.27m)
Window to front, fixed shelving, fitted carpet, ceiling light fitting.

STAIRCASE & LANDING
Fitted carpet, inset ceiling spotlights & two wall light fittings.

BEDROOM 1
12'8" x 11'0" (3.88m x 3.36m)
Double aspect to side & rear, double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 3
11'7" x 8'11" (3.55m x 2.74m)
Window to rear, double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 4
11'2" x 7'5" (3.42m x 2.28m)
Velux window to side, fitted double wardrobe, fitted carpet, ceiling light fitting.

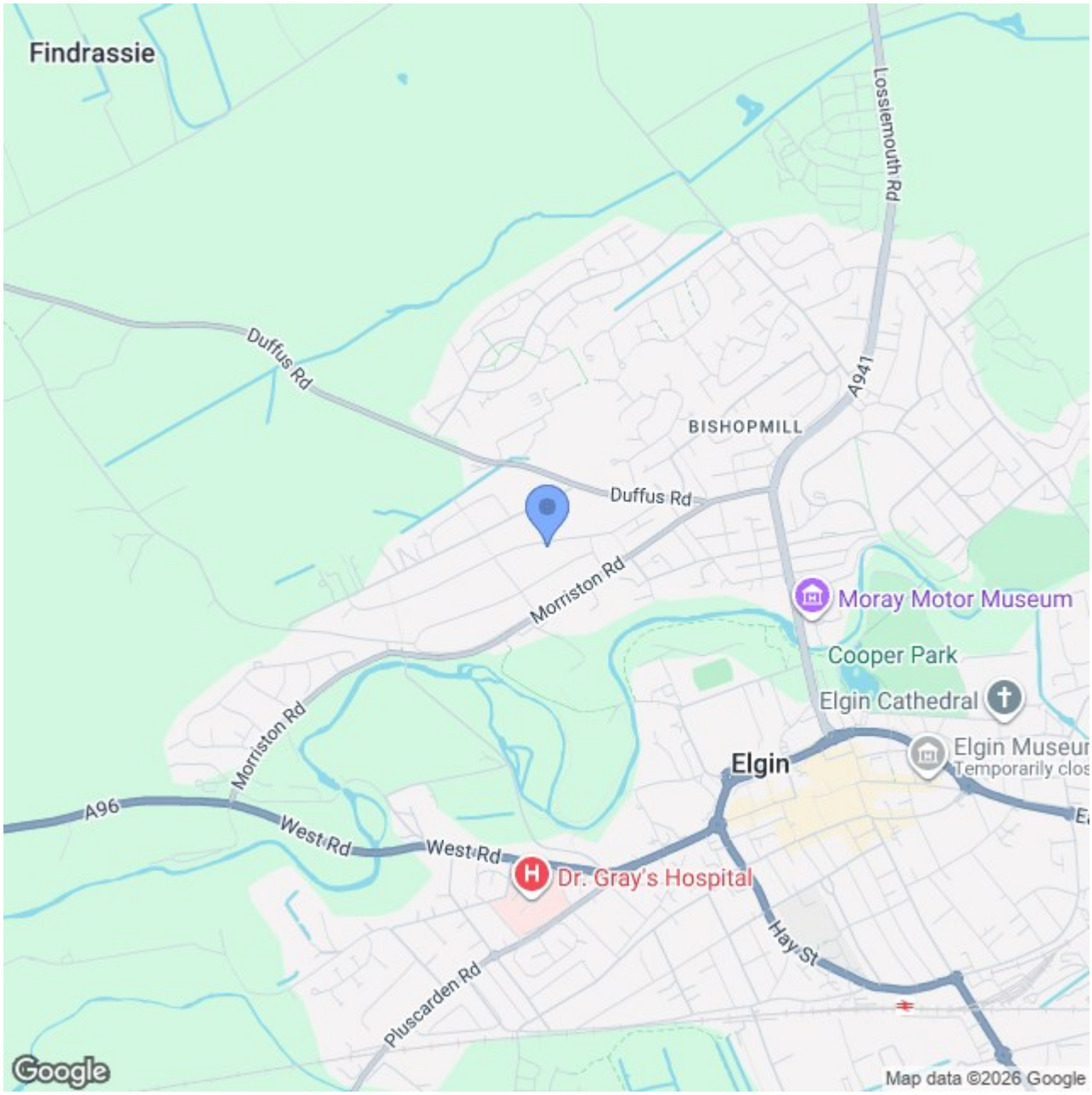
SHOWER ROOM
5'8" x 5'8" (1.74m x 1.73m)
Window to rear, sink, WC & recessed shower cubicle with electric shower, fitted carpet, ceiling light fitting.

DOUBLE GARAGE
Two electric up & over doors, inspection pit, wall mounted gas central heating boiler, Bosch larder freezer, range of fixed shelving, Hotpoint tumble dryer, power & light.

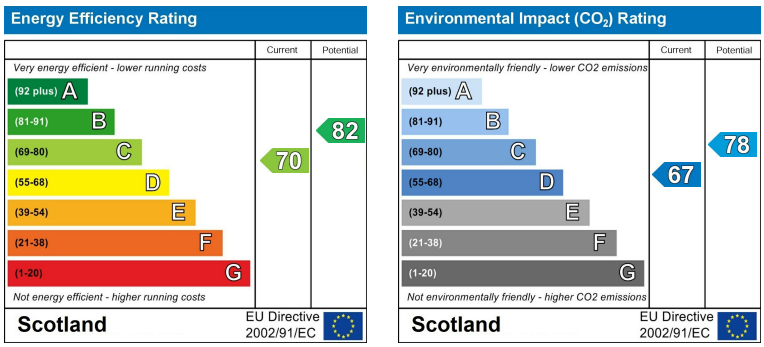
OUTSIDE
The garden extends to around a third of an acre with an area of lawn to the front & mature planted borders. A driveway provides off-street parking for several cars. The rear garden is terraced with paved patio area, expanses of lawn & mature shrubs & trees; greenhouse; rotary clothes dryer; stone bird bath; two cellars are accessed from the rear of the property.

NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings, both shower room fittings, the double oven, hob & hood, the under counter fridge and Bosch washing machine in the kitchen, the Bosch larder freezer and tumble dryer in the garage and the greenhouse & 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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