



**Harper
Macleod LLP**
Estate Agents & Solicitors



Parks Of Innes , Elgin, IV30 8NH
Offers in the region of £440,000

****£20,000 BELOW HOME REPORT VALUATION!****

Parks of Innes is a unique property set in a peaceful countryside location, yet only a short drive from both Elgin and Lossiemouth. The accommodation comprises entrance hallway, lounge, dining room, dining kitchen, utility room, four double bedrooms (one with en-suite bathroom and dressing room) and a family bathroom. The property which has been stylishly upgraded by the current owners further benefits from oil central heating, double glazing, garage and a substantial area of garden ground.

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ENTRANCE HALLWAY



Composite and glazed entrance door; wood effect flooring; two ceiling light fittings; under-stair storage cupboard.

SITTING ROOM/BEDROOM 2

15'2" x 11'10" (4.63m x 3.61m)



Window to front; fitted carpet; ceiling light.

DINING ROOM

14'4" x 11'9" (4.38m x 3.60m)



Double aspect to front and side; shelved recess; fitted carpet; ceiling light fitting.

DINING KITCHEN

13'4" x 12'1" (4.07m x 3.70m)



Window to side; fitted kitchen in painted wood effect; built-in double electric oven, four ring LPG gas hob and hood; integrated dishwasher and fridge freezer; ceramic tile flooring with under floor heating; inset ceiling spotlights.

UTILITY ROOM

9'0" x 6'6" (2.76m x 1.99m)



Internal room; plumbing and space for washing machine; space for fridge freezer; fixed counter top with storage space below; oil central heating boiler; wood effect flooring; ceiling light fitting.

BATHROOM

8'5" x 6'7" (2.57m x 2.01m)



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

RECEPTION HALLWAY

13'10" x 7'8" (4.23m x 2.36m)



An inner hallway leads through from the entrance hallway to a reception hallway; composite door leads to the garden; ceramic tile flooring and wood effect flooring in the inner hallway; ceiling light fitting; inset ceiling spotlights.

BEDROOM 1

13'9" x 11'5" (4.20m x 3.50m)



Window to front; fitted carpet; ceiling light fitting.

DRESSING ROOM

14'9" x 4'7" (4.50m x 1.42m)



Internal room; range of hanging and shelving units; fitted carpet inset ceiling spotlights.

EN-SUITE BATHROOM

17'5" x 7'3" (5.32m x 2.21m)



Window to side; vanity mounted sink and WC; free standing roll top bath; spacious shower enclosure with mains shower; ceramic tile flooring with underfloor heating; inset ceiling spotlights.

LOUNGE

17'4" x 13'10" (5.29m x 4.22m)



Double aspect to side and rear; feature fireplace with open fire; recess with cupboard below; fitted carpet; ceiling light fitting.

STAIRCASE AND LANDING

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

BEDROOM 3

16'6" x 11'11" (5.05m x 3.65m)



Window to front; fitted carpet; ceiling light fitting.

BEDROOM 4

14'9" x 11'11" (4.51m x 3.64m)



Window to front; fitted carpet; ceiling light fitting.

GARAGE

27'2" x 15'5" (8.30m x 4.70m)



Spacious wooden garage newly clad with maintenance free cement weatherboard; fully insulated and boarded; range of fixed shelving; power and light.

GARDEN

Parks of Innes is set in a good size garden which is mainly lawn with areas of mature planted borders; mature apple trees and paved and patio areas. A gravel driveway provides a good deal of off-street parking.

The enclosed garden is bound by a recently acquired area of ground which is currently laid to lawn and gives vehicular access to the garage.

NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and en-suite fittings; the built-in double electric oven, LPG gas hob, hood, integrated fridge freezer and dishwasher in the kitchen and the greenhouse in the garden.

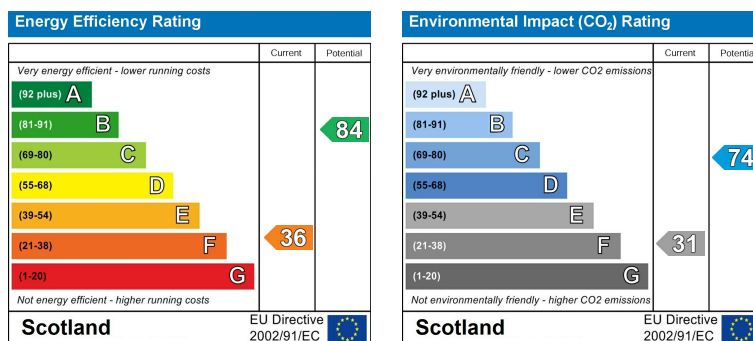
COUNCIL TAX BAND: D



Area Map



Energy Efficiency Graph



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