



**Harper
Macleod LLP**
Estate Agents & Solicitors



Richmond, 48 Moss Street, Elgin, IV30 1LT
Offers over £388,000

Richmond is situated in the heart of Elgin, an impressive five bedroom house offering a perfect blend of space, comfort, and convenience. Originally built as the principal's house for the then adjoining Trades of Guild College, the handiwork of the former students can be seen by looking at the lion above the front gate and the animals carved into several of the stone walls. The property is an ideal family home and with five well-appointed bathrooms, it ensures that everyone has their own space.

The ground floor features two reception rooms, perfect for entertaining guests or enjoying quiet family evenings. There is a delightful south facing garden providing ample sunlight throughout the day and with the recently added summerhouse it makes an ideal spot for outdoor entertaining.

Parking is made easy with a driveway available for two or three vehicles, a valuable asset in a town centre location. Living here means you are just a stone's throw away from the vibrant amenities that Elgin has to offer, including shops, restaurants, and recreational facilities.

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ENTRANCE VESTIBULE

7'3" x 6'1" (2.22m x 1.87m)

Wooden and glazed entrance door; ceramic tile flooring; ceiling light fitting.

HALLWAY



Solid wood floor; two ceiling light fittings; under-stair storage cupboard.

LOUNGE

14'11" x 14'7" (4.57m x 4.46m)



Window to front; feature fireplace with open fire; two shelved recess with cupboard below; solid wood floor; ceiling and wall light fittings.

DINING ROOM

14'11" x 14'1" (4.57m x 4.31m)



Double aspect to front and side; feature fireplace with open fire; built-in shelved cupboard; solid wood floor; ceiling light fitting.

DINING KITCHEN

13'3" x 12'2" (4.04m x 3.72m)



Window to side; fitted kitchen in light wood effect; built-in double electric oven; six ring gas hob; hood; integrated dishwasher; concealed wall mounted gas boiler; ceramic tile flooring; two ceiling light fittings.

BATHROOM



Internal room; vanity mounted sink; WC and bath with mains shower over; ceramic tile flooring; inset ceiling spotlights.

REAR HALLWAY

Door to side; ceiling clothes pulley; wood effect vinyl flooring; ceiling light fitting.

UTILITY ROOM

7'1" x 5'5" (2.16m x 1.66m)



Internal room; wall mounted units; plumbing and space for washing machine and dryer; ample space for fridge freezer; wood effect vinyl; ceiling light fitting.

STAIRCASE AND LANDING



Window to rear; carpeted staircase; wood effect vinyl on landing; ceiling light fitting.

BEDROOM 1

14'11" x 12'5" (4.56m x 3.80m)



Double aspect to side and rear; wardrobe recess; feature fireplace; solid wood floor; ceiling light fitting.

EN-SUITE SHOWER ROOM
10'4" x 8'5" (3.17m x 2.59m)



Window to front; double sink unit; WC and spacious shower enclosure with mains shower; ceramic tile flooring; ceiling light fitting.

BEDROOM 2
14'11" x 9'11" (4.57m x 3.03m)



Double aspect to front and side; feature fireplace; wardrobe recess; solid wood floor; ceiling light fitting.

EN-SUITE SHOWER ROOM
9'8" x 3'8" (2.96m x 1.14m)



Internal room; sink; WC and shower cubicle with electric shower; towel radiator; wood effect flooring; ceiling light fitting.

BEDROOM 3
13'8" x 13'1" (4.19m x 4m)



Window to front; feature fireplace; wood effect vinyl; ceiling light fitting.

BATHROOM

7'10" x 4'10" (2.40m x 1.49m)



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

STAIRCASE AND UPPER LANDING

Fitted carpet; built-in storage cupboard; wall light fitting.

BEDROOM 4

24'2" x 12'9" (7.39m x 3.90m)



Velux window to side; walk-in wardrobe (3m x 1.32m); fitted carpet; inset ceiling spotlights.

EN-SUITE SHOWER ROOM

10'4" x 5'9" (3.16m x 1.77m)



Internal room; sink; WC and shower cubicle with electric shower; vinyl flooring; inset ceiling spotlights.

BEDROOM 5

12'8" x 11'5" (3.87m x 3.50m)



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

OUTSIDE



The property is set in a good size garden bound by traditional stone wall; mainly laid to lawn with a selection of mature shrubs and trees; cat enclosure.

Wooden summerhouse with power and light; log-store. A driveway provides parking for three cars.

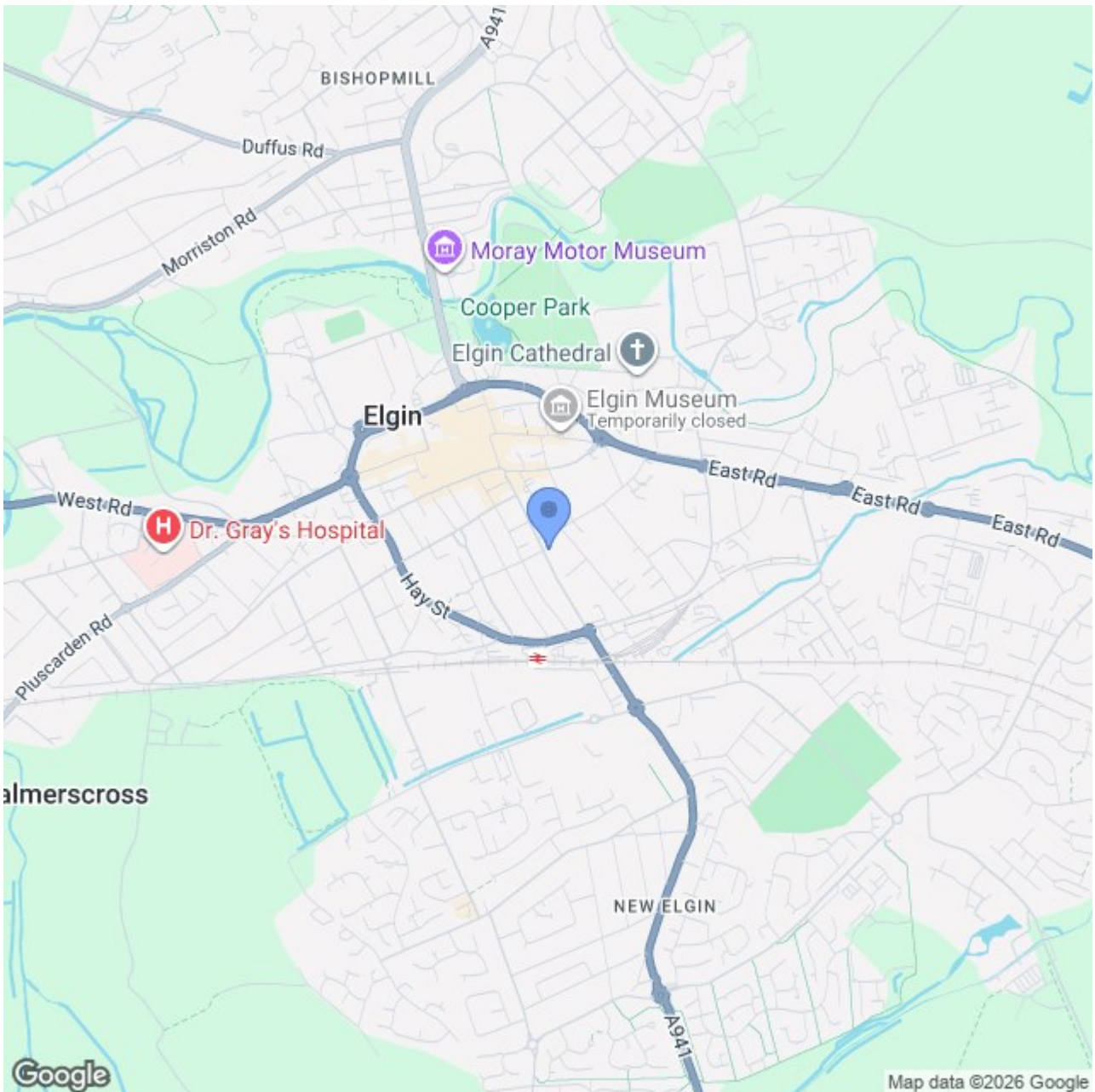
WOODEN GARAGE



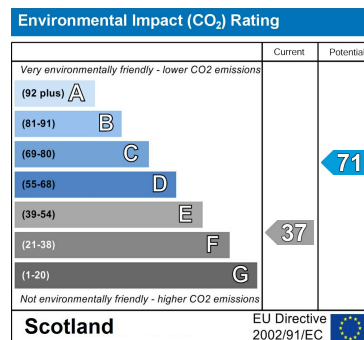
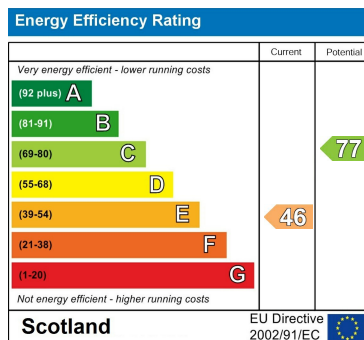
good size wooden garage with power currently disconnected but can easily be reconnected.



Area Map



Energy Efficiency Graph



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