



**Harper
Macleod LLP**
Estate Agents & Solicitors



17 Glenlossie Road, Elgin, IV30 8GY
Offers over £215,000

Traditional semi-detached house situated a short distance from Elgin in the semi-rural location of Thomshill with views over to the local distillery and the countryside in the distance. The accommodation comprises entrance hallway, lounge, kitchen, four bedrooms and a bathroom. The property further benefits from double glazing, oil central heating, garage, garden and a driveway providing off-street parking.

ENTRANCE HALLWAY



uPVC and glazed entrance door; fitted carpet; ceiling light fitting.

LOUNGE

14'0" x 10'9" (4.28m x 3.30m)



Window to front; recessed log-burner; shelved recess; fitted carpet.

KITCHEN

13'1" x 7'10" (4m x 2.40m)



Window to side; fitted kitchen in white; slot-in electric cooker; plumbing and space for washing machine; space for fridge freezer; tile effect flooring; ceiling light fitting.

BATHROOM

6'2" x 5'6" (1.88m x 1.70m)



Window to front; sink; WC and bath with electric shower over; tile effect flooring; ceiling light fitting.

REAR HALLWAY

Built-in boiler cupboard housing the oil central heating boiler; tile effect flooring; ceiling light fitting.

BEDROOM 1

14'0" x 11'1" (4.28m x 3.40m)



Window to front; two built-in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 4/STUDY

9'2" x 8'5" (2.80m x 2.59m)



Window to rear; fitted carpet; ceiling light fitting.

STAIRCASE AND LANDING



Velux window to front; fitted carpet; ceiling light fitting.

BEDROOM 2

14'0" x 10'9" (4.28m x 3.30m)



Dormer window to front; double built-in wardrobe; wood effect flooring; ceiling light fitting.

BEDROOM 3

14'0" x 11'1" (4.28m x 3.40m)



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

GARAGE



Good size garage with up and over door and side personnel door.

OUTSIDE

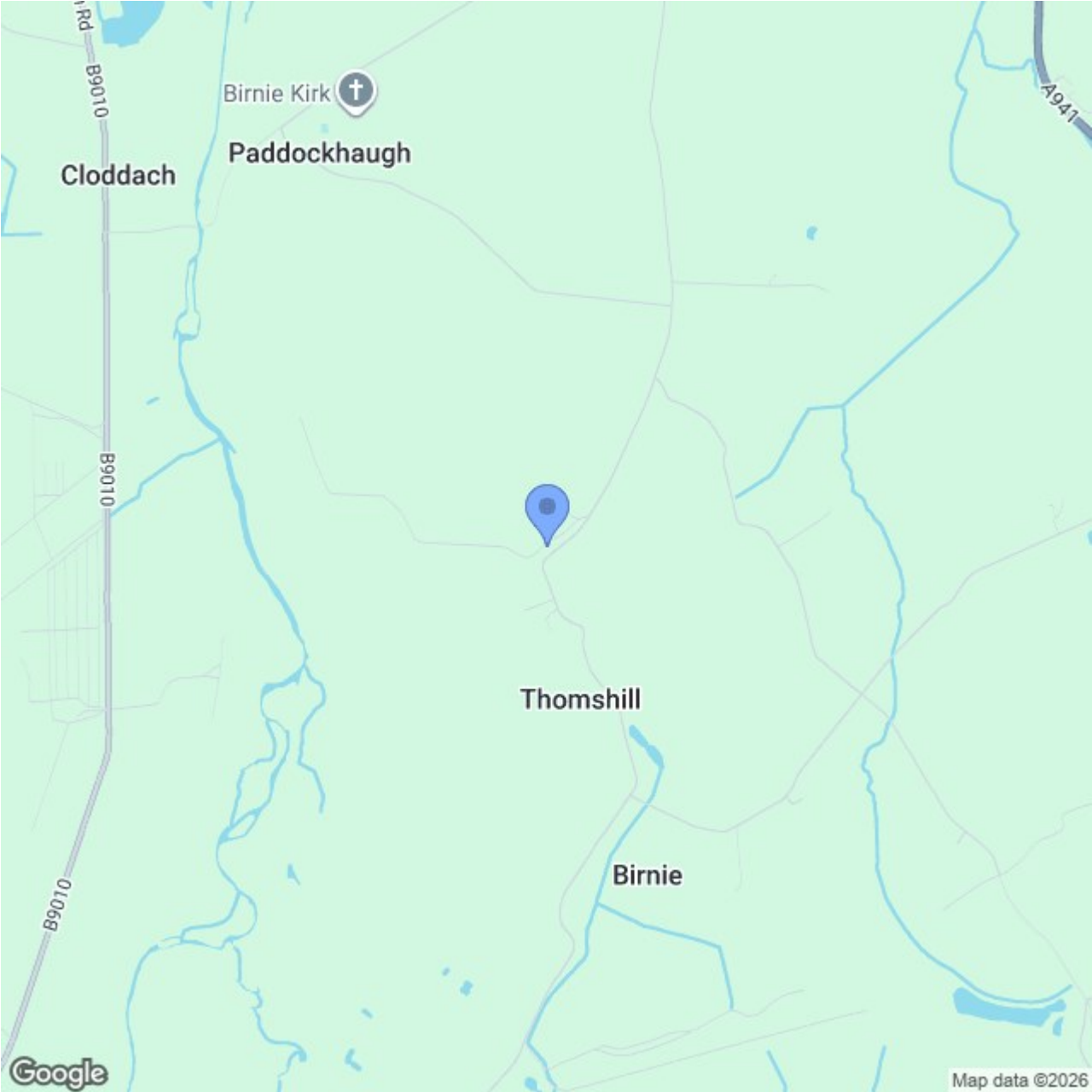


The garden to the front is terraced with an area of lawn, patio area and is bordered with low maintenance gravel, bark and mature shrubs. A driveway from Glenlossie Road leads to the garage. A further parking area belonging to the property is accessed from Mannochemore. A block built outhouse on the patio has a selection of fitted base and wall units, integrated fridge freezer, power and light.

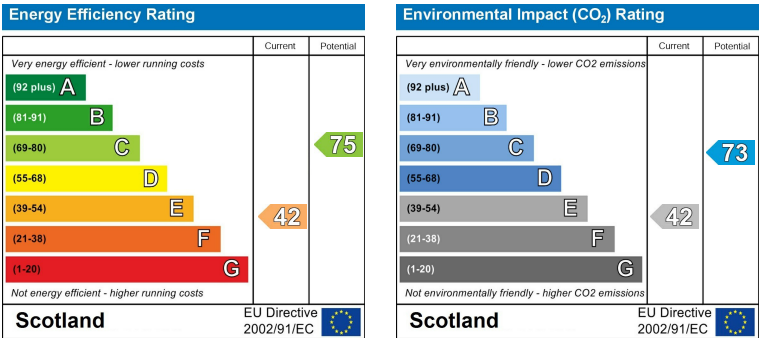
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings, all bathroom fittings, the slot in electric cooker in the kitchen and the fitted units and integrated fridge freezer in the outhouse.

Area Map



Energy Efficiency Graph



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