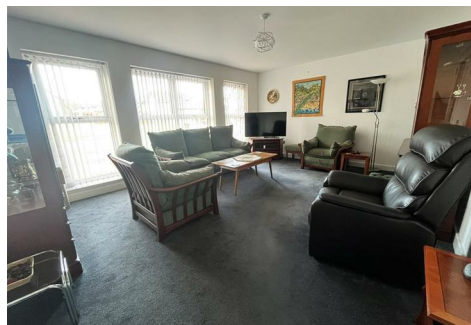




**Harper
Macleod LLP**
Estate Agents & Solicitors



16 Balvenie Park, Elgin, IV30 8AJ

Offers over £410,000

Modern four-bedroom detached house located in a popular area of Elgin, within walking distance to Elgin Golf Course. Built by 'Springfield' to their 'Culbin' design, the spacious accommodation comprises: entrance vestibule, hallway, lounge, open plan dining kitchen / sun room, dining room, utility room, four bedrooms (two with en-suite shower rooms), shower room and family bathroom.

The property further benefits from air source heating, double glazing, integral garage, driveway, front garden and fully enclosed South facing rear garden.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

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ENTRANCE VESTIBULE

7'4" x 6'0" (2.25m x 1.83m)



UPVC and glazed entrance door with glazed side panel; built-in storage cupboard with shelving; ceiling light fitting; fitted carpet; wooden and glazed door to hallway.

HALLWAY



Two ceiling light fittings; fitted carpet; built-in storage cupboard housing electric consumer units; further built-in under-stair storage cupboard; staircase to the first floor.

LOUNGE

17'5" x 13'8" (5.31m x 4.19m)

Triple windows to front; ceiling light fitting; vertical blinds; fitted carpet.

DINING ROOM

11'9" x 10'8" (3.59m x 3.27m)



Window to side; ceiling light fitting; fitted carpet.

DINING KITCHEN



Kitchen: 3.92m x 3.48m

Dining Area: 3.48m x 3.16m

Window to front; Venetian blinds; modern fitted kitchen in grey gloss; double integrated fridge freezer; built-in Zanussi double oven; Zanussi four ring Induction hob; hood; Zanussi integrated dishwasher; space for dining table and chairs; inset ceiling spotlights; tile effect flooring; opening through to Sun Room.

SUN ROOM

12'0" x 9'2" (3.68m x 2.81m)



Glazed on three sides with French doors leading out to the rear garden; ceiling light fitting; Venetian blinds; tile effect flooring.

UTILITY ROOM

8'10" x 6'0" (2.70m x 1.85m)



UPVC and glazed door to rear garden; window to rear; base and wall units to match the kitchen with worktop; sink and drainer; Zanussi integrated washing machine; space for tumble dryer; door leads to garage.

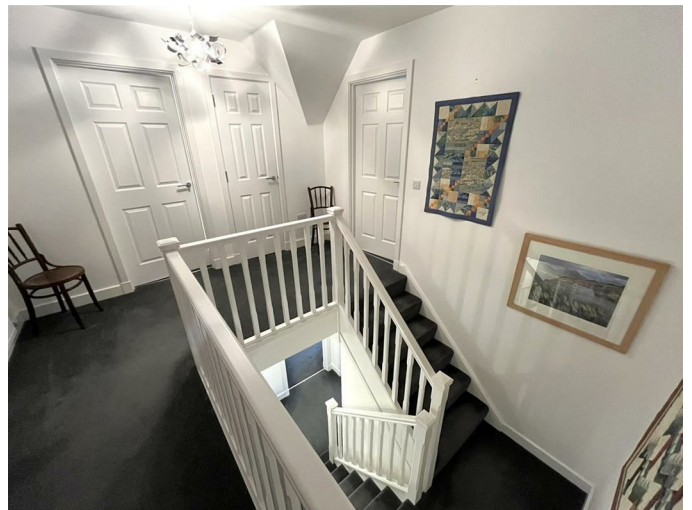
SHOWER ROOM

7'1" x 3'7" (2.17m x 1.10m)



Internal room; inset ceiling spotlights; vinyl flooring; built-in shower cubicle with mains fed shower; vanity mounted sink and WC; wall mounted chrome heated towel radiator; extractor fan.

STAIRCASE & LANDING



Ceiling light fitting; fitted carpet; hatch to the loft space; built-in storage cupboard.



BATHROOM

11'1" x 9'0" (3.38m x 2.76m)



Window to side; inset ceiling spotlights; vinyl flooring; bath with mains fed shower over; vanity mounted sink and WC; wall mounted chrome towel radiator; extractor fan.

BEDROOM 3

12'10" x 9'0" (3.92m x 2.76m)



Dormer window to side; ceiling light fitting; fitted carpet; built-in double wardrobes.

BEDROOM 4

9'0" x 8'2" (2.76m x 2.51m)



Window to rear; ceiling light fitting; fitted carpet; built-in double wardrobes.

BEDROOM 2

17'0" x 9'7" (5.19m x 2.93m)



Window to front and two Velux windows to rear; ceiling light fitting; fitted carpet; built-in double wardrobes; door to en-suite shower room.

EN-SUITE SHOWER ROOM 2
6'5" x 6'0" (1.98m x 1.84m)



Velux window to rear; shower cubicle with mains fed shower; vanity mounted sink and WC; inset ceiling spotlights; vinyl flooring; wall mounted towel radiator; extractor fan.

BEDROOM 1
13'10" x 11'0" (4.22m x 3.37m)



Window to front; ceiling light fitting; fitted carpet; door to dressing room with hanging rails and shelving; door to en-suite shower room.

EN-SUITE SHOWER ROOM
6'11" x 5'10" (2.12m x 1.79m)



Velux window to side; shower cubicle with mains shower; vanity mounted sink and WC; inset ceiling spotlights; vinyl flooring; wall mounted chrome towel radiator; extractor fan.

INTEGRAL GARAGE

Electric door; power and light.

OUTSIDE

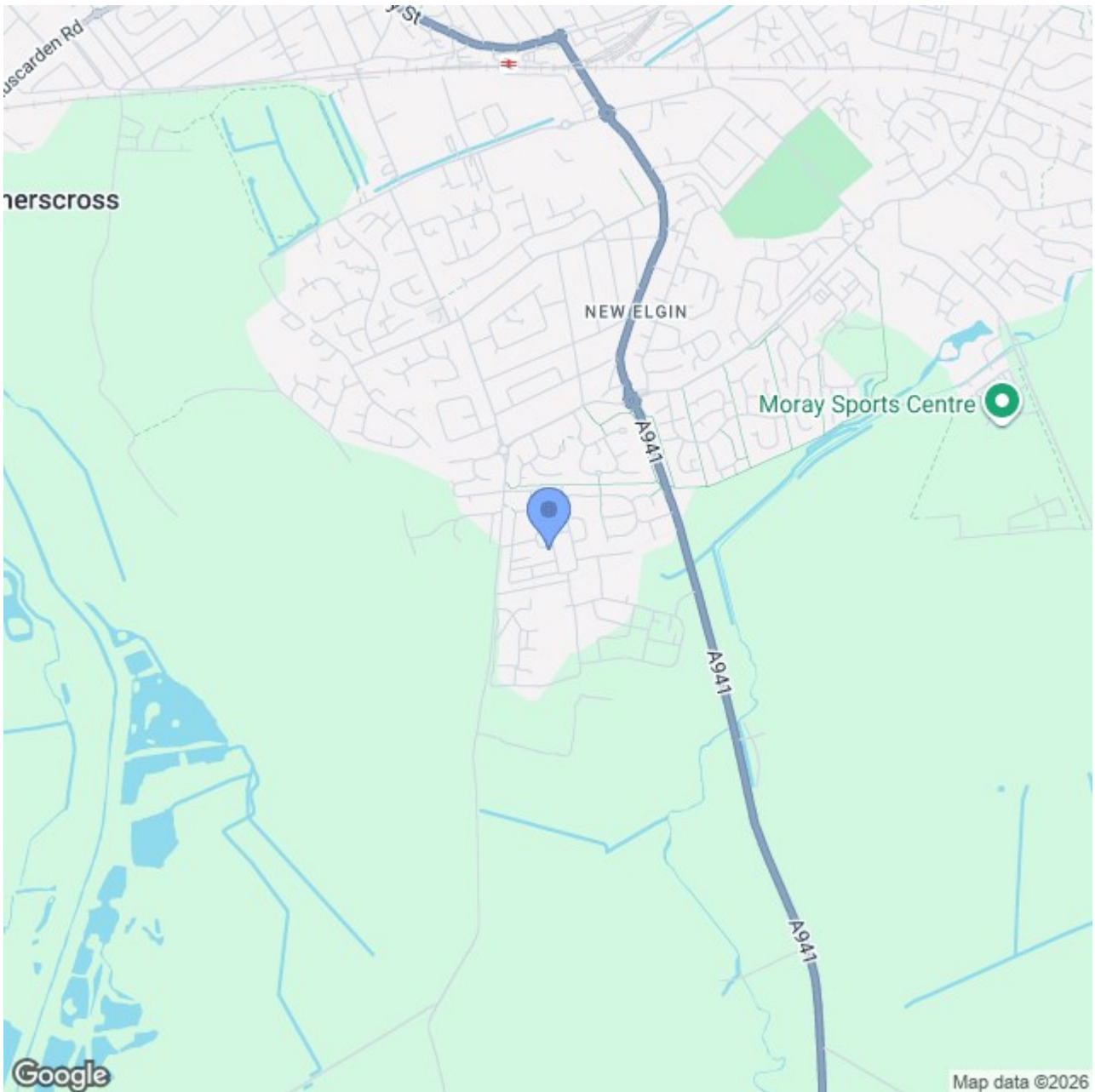
There is a loc-bloc driveway providing off-street parking for several cars and leads to the front entrance and garage; decorative planting to the front and side. The fully enclosed South-facing rear garden is mainly laid to lawn with a paved patio area; wooden shed; wooden summerhouse; rotary clothes dryer.

NOTES

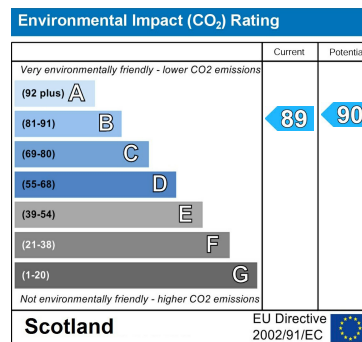
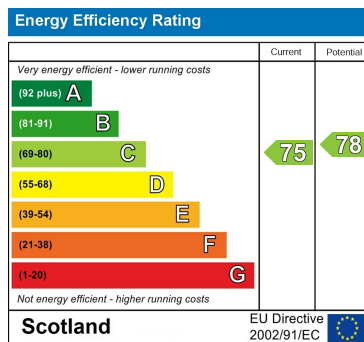
Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom, shower room and en-suite fittings, the integrated double fridge freezer, built-in double oven, induction hob, hood and integrated dishwasher in the kitchen, the integrated washing machine in the utility room and the wooden shed, wooden summerhouse and rotary clothes dryer in the garden.

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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