



**Harper
Macleod LLP**
Estate Agents & Solicitors



17 New Street, Elgin, IV30 5SG
Offers over £295,000

Immaculately presented traditional house upgraded by the current owners and situated a few minutes walk to both of Hopeman's beautiful beaches, harbour and local shops and restaurants. The accommodation on the ground floor comprises entrance hallway, lounge, dining room/bedroom 4, dining kitchen, utility room, boot room, guest WC; bedroom with en-suite and on the first floor two further bedrooms and a family bathroom. The property which retains many original features further benefits from double glazing, oil central heating, car port and garden.

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>

ENTRANCE HALLWAY

Composite and glazed entrance door; solid wood flooring; ceiling light fitting.

LOUNGE

15'8" x 12'0" (4.80m x 3.68m)

Windows to front and side; feature Sandstone wall with fire surround and recessed log burning stove; solid wood flooring; ceiling light fitting.

DINING ROOM/BEDROOM 4

11'8" x 11'0" (3.58m x 3.36m)

Window to rear; fitted carpet; wall light fitting.

DINING KITCHEN

13'9" x 10'3" (4.21m x 3.13m)

Window to side; fitted kitchen in painted wood effect; solid wood worktop; Belfast sink; built-in double electric oven; hob and hood; plumbing and space for dishwasher and space for under counter fridge; wood effect flooring; ceiling light fitting.

UTILITY ROOM

14'4" x 6'0" (4.37m x 1.84m)

Two windows to rear; range of storage units; sink and drainer; plumbing and space for washing machine; oil central heating boiler; tile flooring; ceiling light fitting.

BOOT ROOM

5'5" x 4'5" (1.67m x 1.36m)

Window to side; tile flooring; wall light fitting.

GUEST WC

3'10" x 3'1" (1.17m x 0.94m)

Internal room; WC; tile flooring; wall light fitting.

BEDROOM 1

11'10" x 10'9" (3.61m x 3.30m)

Window to front; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM

7'8" x 4'9" (2.36m x 1.45m)

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

STAIRCASE AND LANDING

Velux window to front; fitted carpet; wall light fittings.

BEDROOM 2

13'6" x 11'1" (4.13m x 3.40m)

Windows to front and side; ornamental fire surround; fitted carpet; ceiling light fitting.

BEDROOM 3

11'10" x 9'3" (3.63m x 2.82m)

Window to front and Velux window to rear; fitted carpet; ceiling light fitting.

BATHROOM

11'11" x 5'1" (3.64m x 1.57m)

Window to rear; vanity mounted sink and WC; bath; shower cubicle with electric shower; tile flooring; inset ceiling spotlights.

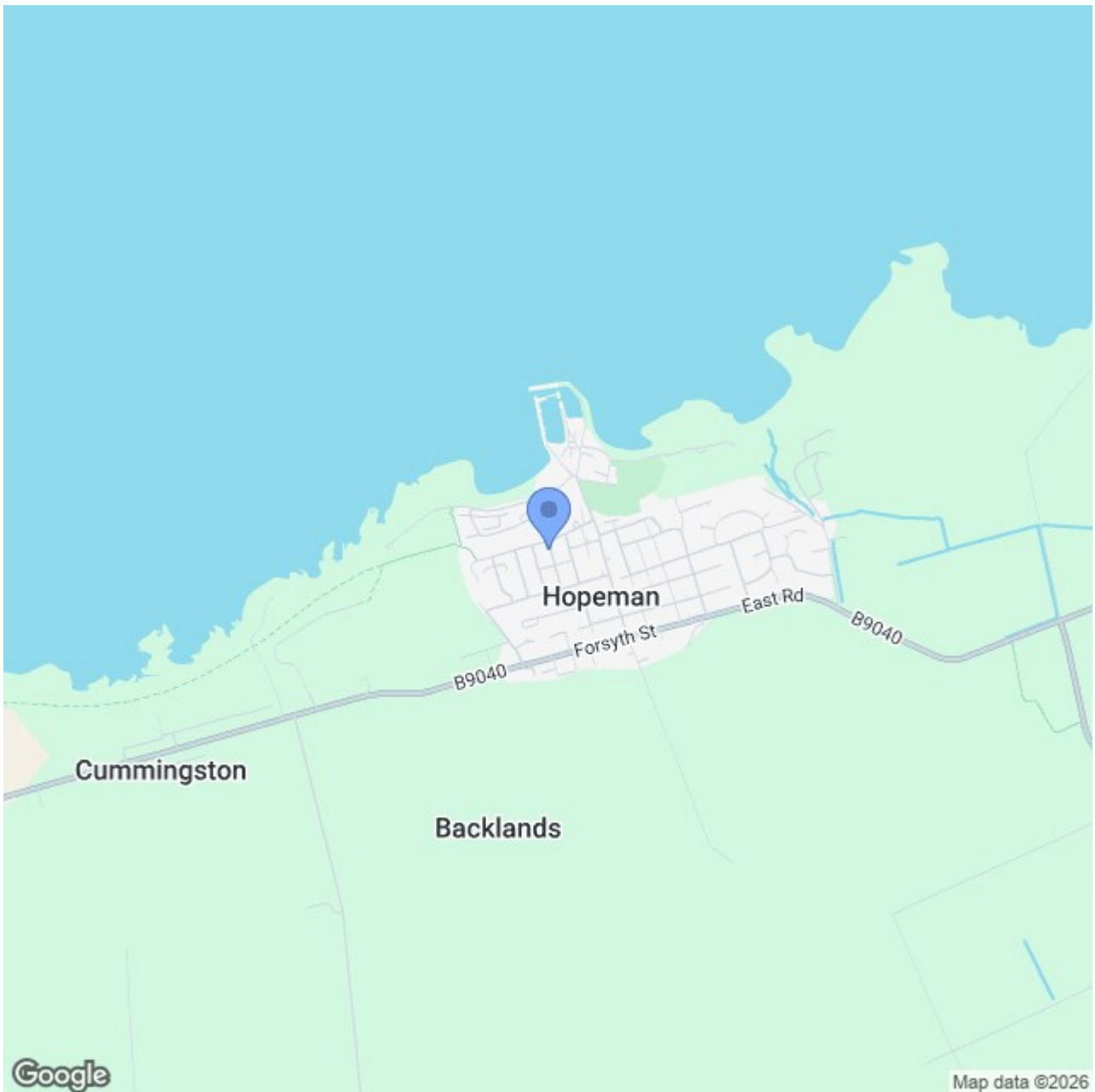
OUTSIDE

A shared driveway leads to the car port with covered deck seating area to the rear. The garden is fully enclosed with areas of lawn and low maintenance gravel; two wooden garden sheds.

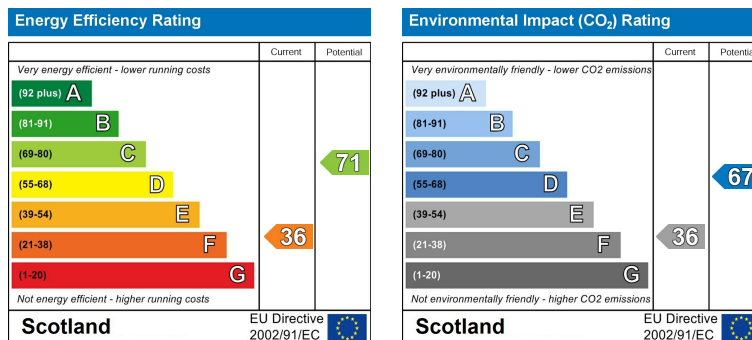
NOTES

Included in the asking price: all carpets and fitted floor coverings; all light fittings; all bathroom, en-suite and guest WC fittings; the built-in double electric oven, hob, hood in the kitchen and the two wooden garden sheds 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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>