



**Harper
Macleod LLP**
Estate Agents & Solicitors



16 Covesea Grove, Elgin, IV30 4PP
Offers over £390,000

Contemporary family home in excellent order throughout and finished to a high standard. The property is located in the sought after Regency Gate development & ideally placed for Bishopmill & Seafeld Primary Schools & Elgin Academy. The accommodation comprises entrance hallway, lounge, dining room, dining kitchen, sun lounge, utility room, guest WC, four double bedrooms (one en-suite) and a study. The property further benefits from double glazing, gas central heating, balcony, double garage & garden.

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ENTRANCE HALLWAY
15'11" x 8'4" (4.86m x 2.56m)



Entrance door, built-in double cloak cupboard, under stair storage cupboard, wood effect flooring, ceiling light fitting.

LOUNGE
17'4" x 12'9" (5.29m x 3.90m)



Bay window to front, recessed log burner, wood effect flooring, two ceiling light fittings.

DINING ROOM/ BEDROOM 5
12'9" x 10'4" (3.90m x 3.15m)



Bay window to front, wood effect flooring, ceiling light fitting.

OPEN PLAN DINING KITCHEN/ SUN LOUNGE
27'6" x 10'8" (8.39m x 3.27m)



Two windows to rear, recently fitted kitchen in grey, built-in double electric oven, 5 ring gas hob & hood integrated dishwasher & fridge freezer, tile effect flooring, inset ceiling spotlights.

Sun Lounge (7m x 3.60m) Glazed with French doors to the rear garden, wood effect flooring, two ceiling light fittings.

GUEST WC

6'3" x 4'3" (1.91m x 1.30m)



Window to side, sink, WC, vinyl flooring, inset ceiling spotlight.

UTILITY ROOM

6'3" x 4'3" (1.91m x 1.30m)



Window to rear, range of base units, built-in storage cupboard, plumbing & space for washing machine & tumble dryer, wall mounted gas central heating boiler.

STAIRCASE & LANDING



Mezzanine balcony with arched picture window to front, feature ceiling light fitting, fitted carpet.

BEDROOM 1

12'11" x 9'11" (3.95m x 3.04m)



Window to front, two sets of double built-in wardrobes, fitted carpet, ceiling light fitting.

EN-SUITE SHOWER ROOM
6'7" x 4'11" (2.03m x 1.50m)



Internal room, vanity mounted sink & WC, shower enclosure with mains shower, vinyl flooring, inset ceiling spotlights.

BEDROOM 2
12'11" x 11'3" (3.94m x 3.43m)



Window to front, two sets of double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 3
10'10" x 9'4" (3.31m x 2.85m)



French doors lead to the balcony, double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 4
10'9" x 8'10" (3.30m x 2.71m)



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

STUDY/BOX ROOM
8'11" x 5'11" (2.72m x 1.81m)



Window to side, fitted carpet, ceiling light fitting.

FAMILY BATHROOM
8'1" x 7'1" (2.48m x 2.18m)



Window to rear, vanity mounted sink & WC, bath with mains shower, recessed shower cubicle with mains shower, vinyl flooring, inset ceiling spotlights.

DOUBLE GARAGE



Two up & over doors, power & light, floored loft storage space, personnel door to side.

OUTSIDE



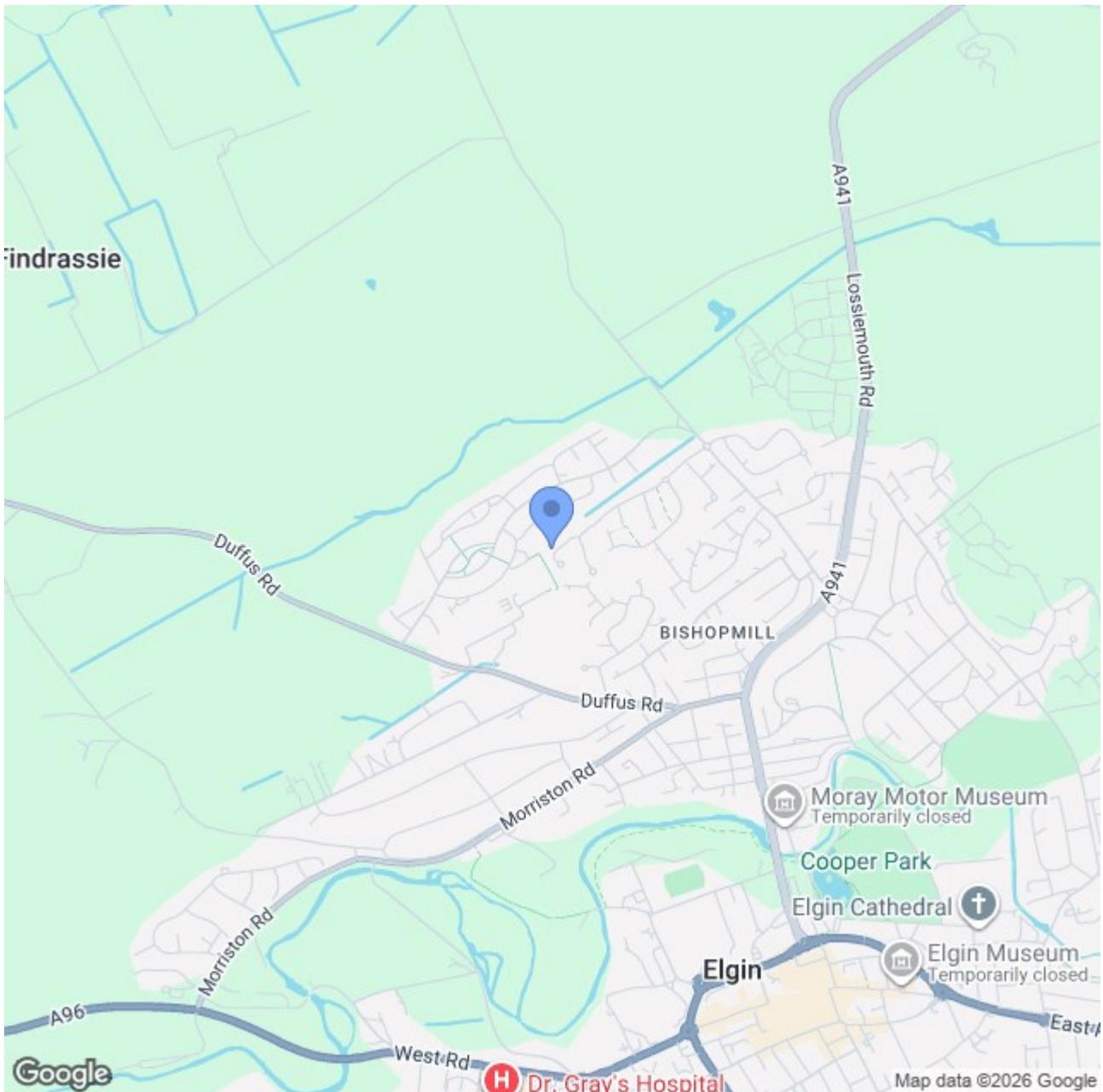
The garden to the front has been laid to lawn with a substantial driveway providing off-street parking for at least two cars. The rear garden has an area of lawn, raised decking & bordered with low maintenance gravel, raised beds, mature trees & stair leading to the balcony.

NOTES

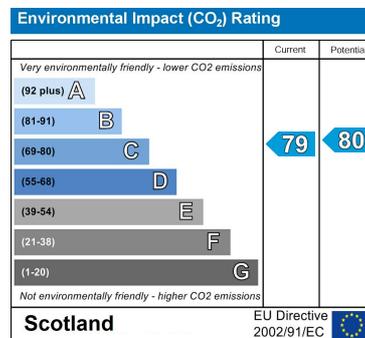
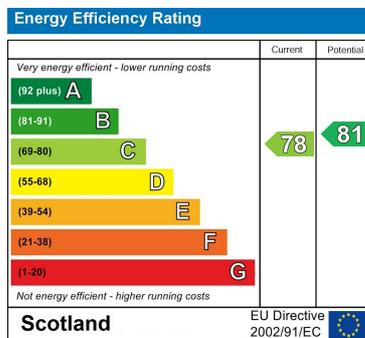
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom, en-suite & guest WC fittings, the oven, hob & hood, integrated dishwasher & fridge freezer in the kitchen & the rotary clothes dryer & wooden garden shed in the garden.

To book a viewing please contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



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