

**BELVOIR!**

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Modern detached five-bedroom family home situated in "The Grange" development in New Elgin.

Elgin boasts an extensive array of amenities, including major chain stores, supermarkets, primary and secondary schools, and leisure facilities.

The property features an entrance hall, lounge, dining kitchen, guest WC, five bedrooms (with en-suite bathrooms in the master and second bedroom), and a family bathroom. Outside, the home benefits from front and rear gardens, a driveway, and an integral garage.

Council Tax Band E

EPC rating B

#### Entrance hallway

UPVC and glazed door leads into the spacious hallway.

Carpet to floor.

Two ceiling light fittings.

Central heating radiator.

Doors lead off the lounge, guest W.C and dining kitchen. A stair case leads up to the first floor accommodation.

#### Lounge 21'3" x 10'9" (6.5 x 3.3 )

Well proportioned lounge with window to the front aspect.

Fitted carpet.

Ceiling light fitting.

Central heating radiator.

#### Guest W.C 6'6" x 6'2" (2 x 1.9)

Wash hand basin and WC.

Wood effect vinyl flooring.

Ceiling light fitting.

Central heating radiator.

#### Dining Kitchen 26'10" x 10'5" (8.2 x 3.2)

Impressive dining kitchen offering ample space for family living.

Great range of fitted units and work top space.

Two windows over looking the rear garden with doors leading from the dining area.

Space for a large fridge freezer and dishwasher.

Integrated electric oven and gas hob with extractor.

Neutral vinyl flooring.

Central heating radiators.

Space for a large dining table and chairs.

#### Rear hall 4'11" x 4'11" (1.5 x 1.5)

Gas Boiler.

Vinyl flooring.

Door leading out to the side of the property.

Access door into the garage.

Fitted shelving.

#### Stairs/ Landing

The carpeted staircase leads to the upper landing.

Hatch to the loft space.

Recessed downlighters.

Two cupboards one of which houses the hot water tank.

Doors leading to the bedrooms and bathroom.

#### Master Bedroom 13'5" x 10'5" (4.1 x 3.2 )

Master bedroom with window to the front aspect.

Fitted carpet.

Built in triple mirror fronted wardrobe and fitted drawer storage.

Central heating radiator.

Ceiling light fitting.

#### En Suite 5'6" x 7'6" (1.7 x 2.3)

En suite shower room with window to the side aspect.

Large shower enclosure with mains fed shower unit.

W.C.

Wash hand basin.

Extractor fan.

#### Bedroom 2 10'5" x 9'2" (3.2 x 2.8)

Double bedroom with window to the rear aspect.

Fitted carpet.

Built in double mirror fronted wardrobe.

Central heating radiator.

Ceiling light fitting.



**En Suite 4'11" x 6'10" (1.5 x 2.1)**

En suite shower room.

Large shower enclosure with mains fed shower unit.

W.C.

Wash hand basin.

Extractor fan.

**Bathroom 6'10" x 6'6" (2.1 x 2)**

Fitted with bath, wc and wash hand basin.

Opaque window to the rear aspect.

Central heating radiator.

Vinyl flooring.

Extractor fan.

Ceiling light fitting.

**Bedroom 3 8'2" x 8'6" (2.5 x 2.6)**

Double bedroom with window to the rear aspect.

Fitted carpet.

Central heating radiator.

Ceiling light fitting.

**Bedroom 4 12'9" x 8'6" (3.9 x 2.6)**

Double bedroom with window to the front aspect.

Fitted carpet.

Central heating radiator.

Ceiling light fitting.

**Bedroom 5/ Study 7'6" x 6'6" (2.3 x 2)**

Single bedroom with window to the front aspect.

Fitted carpet.

Ceiling light fitting.

**Garage**

Up and over door.

Power and light.

Door into utility room.

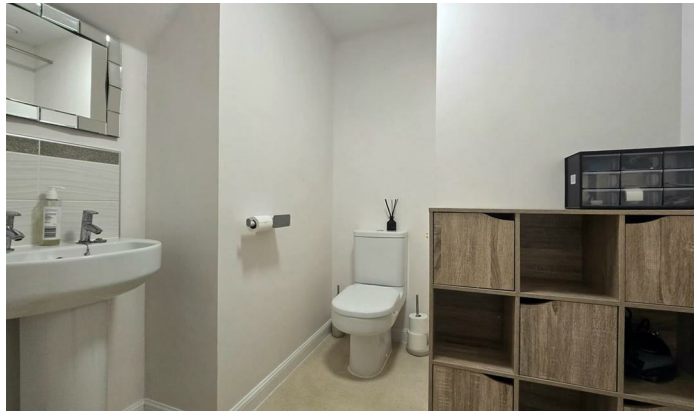
Plumbing for white goods.

**Exterior**

To the front there is a driveway with off street parking for two cars, decorative chipped stones and evergreen trees.

The rear garden is fully enclosed, predominately laid to lawn with a paved patio seating area and borders with mature shrubs.

Large timber summer house for enjoying the southerly facing aspect.







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