



**Harper
Macleod LLP**
Estate Agents & Solicitors



Revoan, 56 Mayne Road, Elgin, IV30 1PD

Offers over £325,000

Revoan is a traditional detached house situated in the sought after West End of Elgin. The accommodation comprises entrance vestibule, hallway, lounge, dining room, dining kitchen, utility/boiler room, sun room, snug/study, three bedrooms, en-suite and bathroom. The property further benefits from gas central heating, substantial garden and garage.

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ENTRANCE VESTIBULE

Wooden and glazed door; tiled flooring; wooden and glazed door into hallway.

HALLWAY



Two ceiling light fittings; fitted carpet; built-in under-stair storage cupboard with light and housing electric consumer units; leads to lounge, dining room, bedroom 2 bathroom, kitchen and staircase to the first floor.

LOUNGE

19'1" x 15'9" (5.82m x 4.82m)



Bay window to front; ceiling light fitting; four wall light fittings; recessed alcoves with storage cupboards below; fireplace with gas fire; fitted carpet.

DINING ROOM

16'7" x 16'6" (5.08m x 5.05m)



Bay window to front; two ceiling light fittings; recessed alcoves with shelving below; fireplace with open fire; fitted carpet.

BEDROOM 2

14'0" x 11'1" (4.27m x 3.40m)



Windows to rear; ceiling light fitting; fitted bedroom storage; fitted carpet.

SNUG / STUDY

10'0" x 8'2" (3.06m x 2.50m)



Ceiling light fitting; fitted carpet; recessed shelving; door to sun room.

BATHROOM

8'2" x 5'11" (2.51m x 1.82m)



Window to side; ceiling light fitting; fitted carpet; four piece suite comprising sink, WC, bath and shower cubicle with mains fed shower.

DINING KITCHEN

13'10" x 10'3" (4.22m x 3.14m)



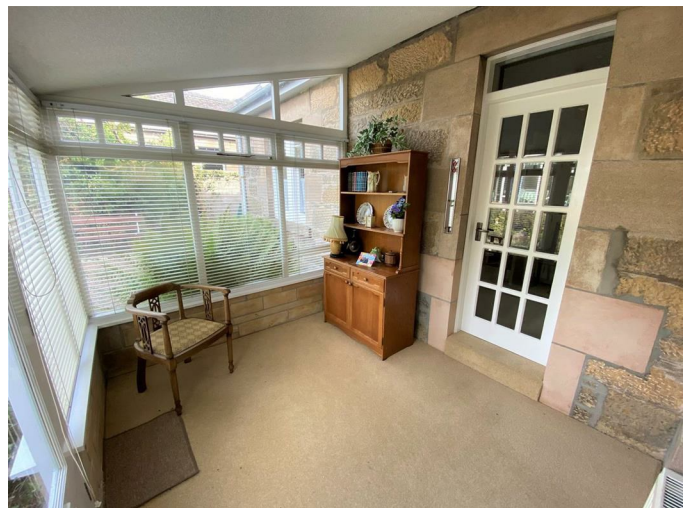
Windows to side and rear; inset ceiling spotlights; fitted kitchen in a wood effect; built-in electric oven and grill; electric ceramic hob; built-in microwave; fridge with freezer compartment; integrated dishwasher.

REAR HALLWAY

Inset ceiling spotlight; ceiling light fitting; fitted carpet; built-in shelved storage cupboards, one housing the Chubb security alarm; door to sun room.

SUN ROOM

9'7" x 8'0" (2.94m x 2.46m)



Glazed on two sides; ceiling light fitting; fitted carpet; wooden and glazed door leads out to the rear garden; door to utility/boiler room.

UTILITY/ BOILER ROOM
6'7" x 5'10" (2.03m x 1.80m)



Window to side; ceiling light fitting; fitted carpet; washing machine and tumble dryer.

STAIRCASE & LANDING



Ceiling light fitting; fitted carpet; hatch to the loft space; leads to bedrooms 1 and 3.

BEDROOM 1
16'4" x 13'11" (5.00m x 4.25m)



Window to front; ceiling light fitting; fitted carpet; door to en-suite; door giving access to eaves; fitted bedroom storage.

EN-SUITE SHOWER ROOM
9'11" x 7'4" (3.03m x 2.24m)



Window to rear; ceiling light fitting; vinyl flooring; three piece suite comprising sink, WC and shower cubicle with mains fed shower; built-in cupboard with shelving below window.

BEDROOM 3

10'9" x 9'11" (3.28m x 3.03m)



L-shaped room. Window to rear; two ceiling light fittings; fitted carpet; door giving access to eaves; double wardrobe; small sink.

GARAGE



Single garage accessed from Mayne Road; up and over door; power and light; window to rear; personnel door.

OUTSIDE



The fully enclosed rear garden is accessed via a wooden gate from Mayne Road along with the garage. There are also double metal gates from Wards Road giving access to a gravelled driveway and the front garden. The rear garden is laid to a mix of loc-bloc paving and gravel with an attractive variety of mature shrubs, trees and plants and a wooden summerhouse. The substantial garden to the front of the property is mainly laid to lawn with shrubs and trees providing a great deal of privacy.

NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all bathroom and en-suite fittings, the oven, grill, hood, integrated fridge, integrated microwave and integrated dishwasher in the kitchen and the washing machine and tumble dryer in the utility room.

Council Tax Band: E

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland	EU Directive 2002/91/EC		

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