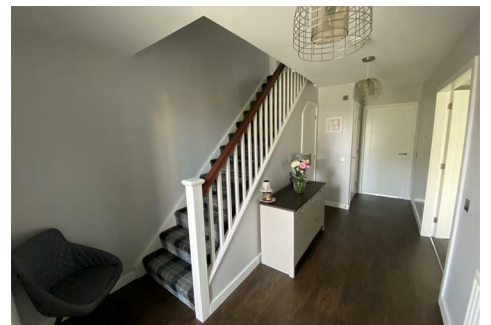




**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **9 Kintrae View, Elgin, IV30 5NA**

**Offers over £315,000**

Detached four bedroom house situated in the popular Hamilton Gardens development and within walking distance of Bishopmill Primary School, Elgin Academy and the Quarrel Woods. The accommodation comprises entrance hallway, lounge, dining kitchen, utility room, sun lounge, guest WC and on the first floor, four bedrooms (one en-suite) and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, garage and garden.

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**HALLWAY**



Entrance door; wood effect flooring; ceiling light fitting.

**LOUNGE**

19'1" x 14'4" (5.82m x 4.38m)



Window to front; fitted carpet; ceiling light fitting.

**GUEST WC**

6'1" x 5'1" (1.86m x 1.55m)



Internal room; sink and WC; wood effect flooring; ceiling light fitting.

**DINING KITCHEN**

23'7" x 11'5" (7.20m x 3.50m)



Window to rear; fitted kitchen in medium wood effect; built-in single electric oven, 4 ring gas hob and hood; integrated dishwasher; wood effect flooring; ceiling light fitting; ample space for dining table and chairs.

### SUN LOUNGE



French doors to the rear garden; wood effect flooring; two ceiling light fittings.

### UTILITY ROOM

8'8" x 10'0" (2.66m x 3.05m)



Window to rear; base units and stainless steel sink; plumbing

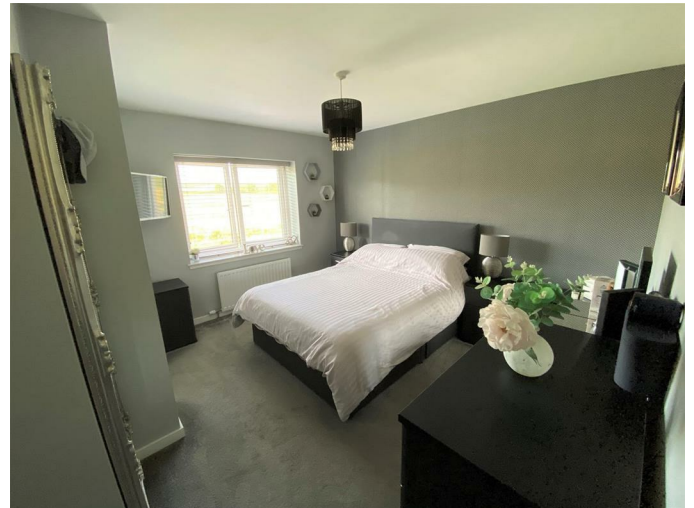
and space for washing machine and tumble dryer, wood effect flooring; ceiling light fitting.

### STAIRCASE AND LANDING

Built-in storage cupboard; fitted carpet; ceiling light fitting.

### BEDROOM 1

15'10" x 12'3" (4.85m x 3.75m)



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

**EN-SUITE SHOWER ROOM**  
7'3" x 4'11" (2.22m x 1.50m)



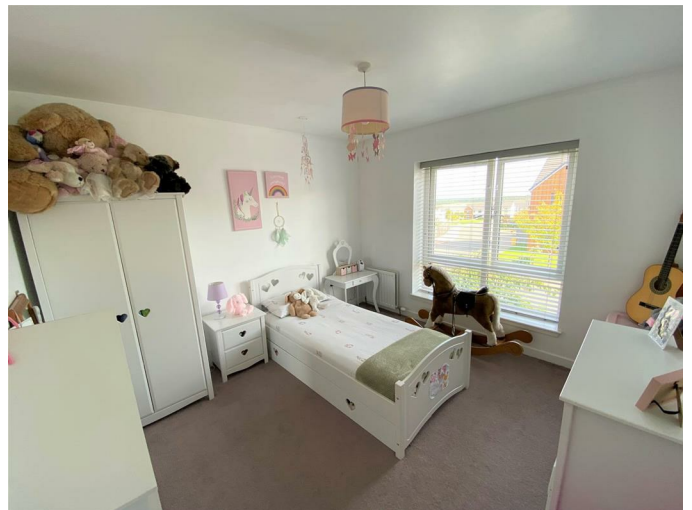
Window to rear; sink, WC and shower enclosure with mains shower, wood effect flooring, ceiling light fitting.

**BEDROOM 2**  
12'10" x 8'6" (3.92m x 2.60m)



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

**BEDROOM 3**  
10'10" x 10'9" (3.32m x 3.30m)



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

**BEDROOM 4**

10'5" x 9'6" (3.20m x 2.90m)



Window to rear; fitted carpet; ceiling light fitting.

**BATHROOM**

7'2" x 6'3" (2.20m x 1.93m)



Window to side; sink, WC and bath with mains shower over, wood effect flooring, ceiling light fitting.

**INTEGRAL GARAGE**

Single garage; up and over door; power, light and housing the central heating boiler.

**OUTSIDE**

The garden to the front of the property has a well maintained area of lawn with a mature tree and a loc-block driveway providing off-street parking for two cars. The fully enclosed garden to the rear has a good size Patio area with the remainder laid to lawn with mature planted borders.

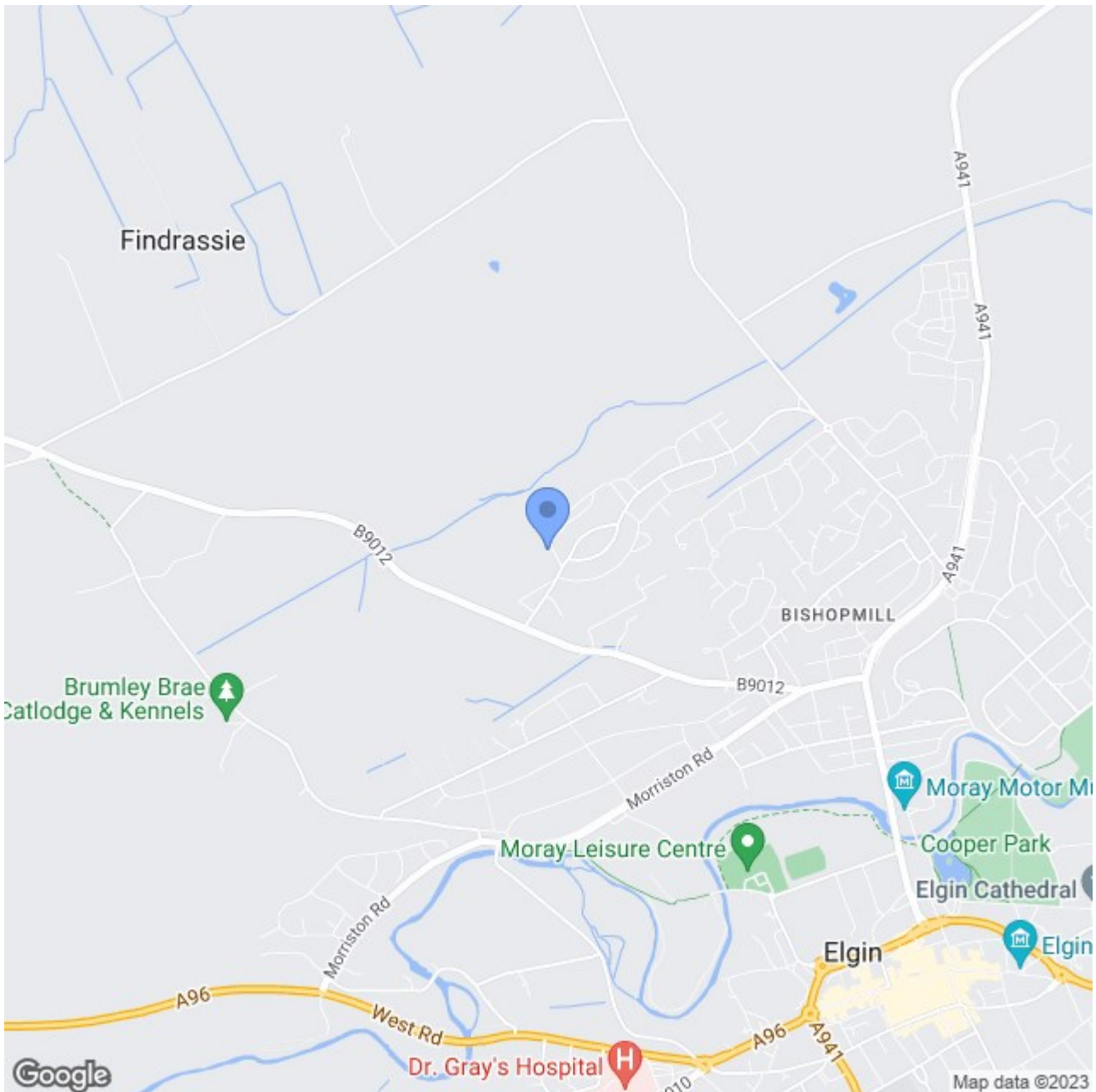
**NOTES**

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom, en-suite and guest WC fittings, the built-in electric oven, 4 ring gas hob and hood and the integrated dishwasher in the kitchen.

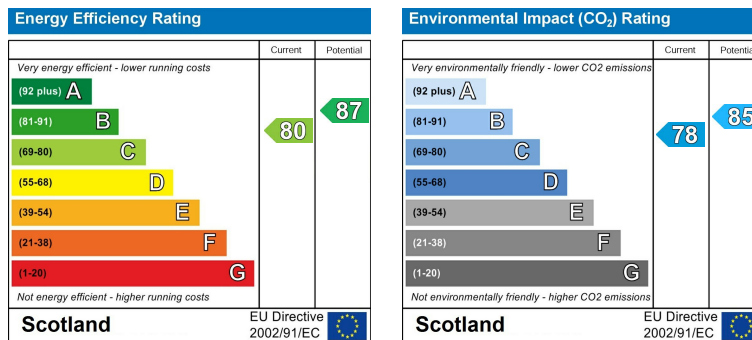
Council Tax Band: F

**VIEWING: CONTACT THE SELLING AGENT ON  
01343 555150**

## Area Map



## Energy Efficiency Graph



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