



**Harper
Macleod LLP**
Estate Agents & Solicitors



41 Thornhill Drive, Elgin, IV30 6GS

Offers over £265,000

Modern five bedroom detached family home situated in a popular residential area of Elgin within close proximity to New Elgin & Linkwood Primary Schools and Elgin High School. The accommodation comprises entrance hallway, lounge, dining kitchen, utility room, guest WC, five bedrooms (one en-suite and one on the ground floor) and family bathroom. The property further benefits from double glazing, gas central heating, driveway and front & south facing rear garden.

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ENTRANCE HALLWAY



UPVC and glazed door; ceiling light fitting; fitted carpet; leads to sitting room/bedroom 5, lounge and the staircase to the first floor.

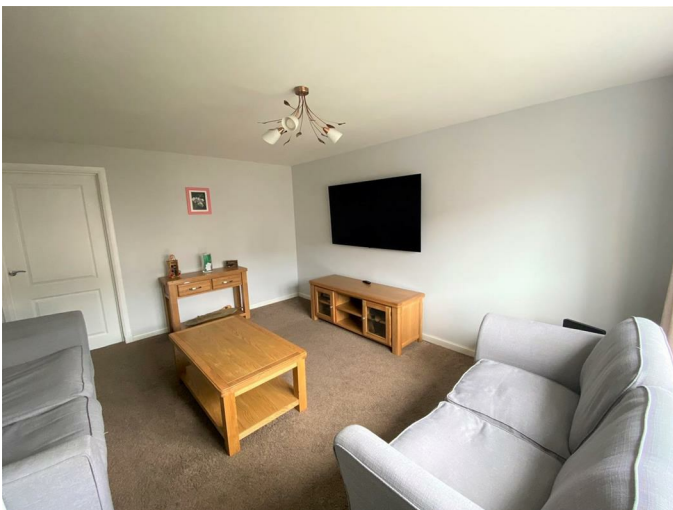
SITTING ROOM/BEDROOM 5

17'4" x 8'2" (5.30m x 2.50m)

Garage conversion, could be used as second sitting room or fifth double bedroom; window to front; ceiling light fitting; fitted carpet; built-in cupboard housing the gas central heating boiler.

LOUNGE

14'9" x 12'5" (4.50m x 3.80m)



Window to front; ceiling light fitting; fitted carpet; spacious built-in under-stair storage cupboard which also houses the electric consumer units; door to dining kitchen.

DINING KITCHEN

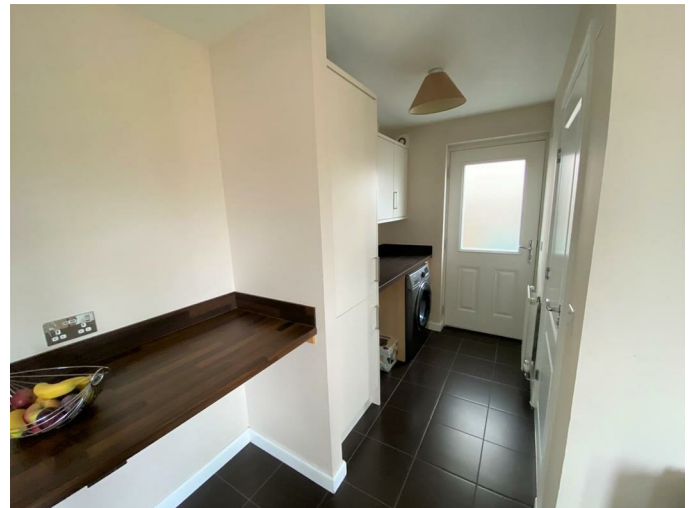
18'0" x 11'5" (5.50m x 3.50m)



Window to rear; two ceiling light fittings; tiled flooring; modern fitted kitchen in a cream and wood effect; built in AEG electric oven; Whirlpool gas hob and hood; space and plumbing for dishwasher; space for American style fridge freezer; space for dining table and chairs; breakfast bar area with space for seating; leads through to utility room; French doors lead out to the rear garden from dining area.

UTILITY ROOM

6'6" x 5'2" (2.00m x 1.60m)



Ceiling light fitting; tiled flooring; units and worktop to match the kitchen; space and plumbing for washing machine and tumble dryer; door to guest WC; UPVC and glazed door leads outside to the side of the property.



GUEST WC



Window to rear; ceiling light fitting; extractor; tiled flooring; WC and sink; built-in storage cupboard.

STAIRCASE & LANDING



Ceiling light fitting; hatch to the loft space; built-in cupboard housing the hot water tank; leads to bedrooms 1, 2, 3 & 4 and the family bathroom.

FAMILY BATHROOM

6'6" x 6'2" (2.00m x 1.90m)



Window to front; ceiling light fitting; extractor; tiled flooring; WC, sink and bath with mains fed shower over.

BEDROOM 2

13'1" x 8'10" (4.00m x 2.70m)



Window to front; ceiling light fitting; fitted carpet.



BEDROOM 1

11'9" x 9'10" (3.60m x 3.00m)



Window to rear; ceiling light fitting; fitted carpet; triple built-in wardrobes; door to en-suite shower room.

EN-SUITE SHOWER ROOM

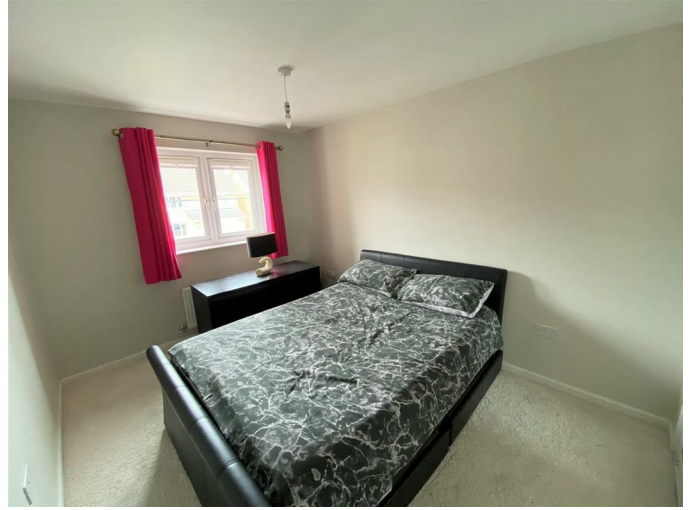
8'2" x 4'7" (2.50m x 1.40m)



Window to side; ceiling light fitting; extractor; tiled flooring; WC, sink and built-in shower cubicle with mains fed shower; chrome wall mounted towel radiator.

BEDROOM 3

12'9" x 9'10" (3.90m x 3.00m)



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

BEDROOM 4

9'10" x 8'6" (3.00m x 2.60m)



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

OUTSIDE



The property sits in a spacious corner plot. The front garden is laid to lawn and a driveway provides off street parking. The fully enclosed & sizeable rear garden is also laid to lawn with a paved patio area to the rear of the house; wooden garden shed.



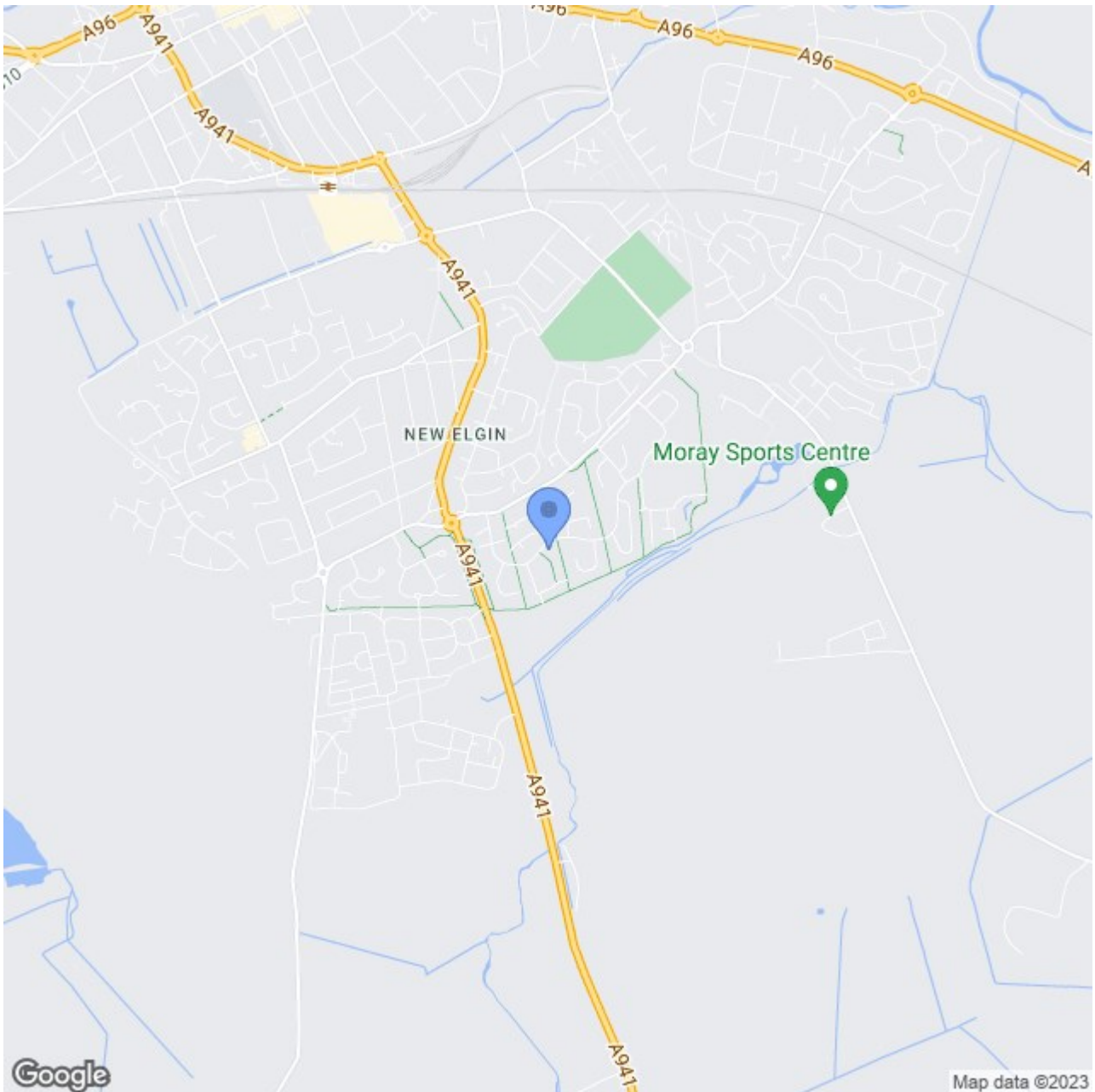
NOTES

Included in the asking price will be all carpets & fitted floor coverings, all light fittings, all bathroom, en-suite & guest WC fittings, the built-in built-in oven, hob & hood in the kitchen and the wooden shed in the garden.

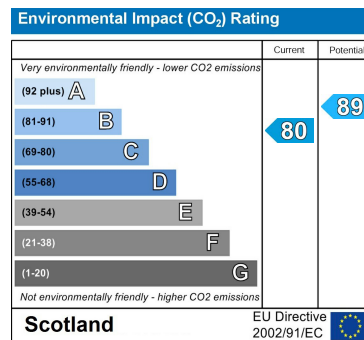
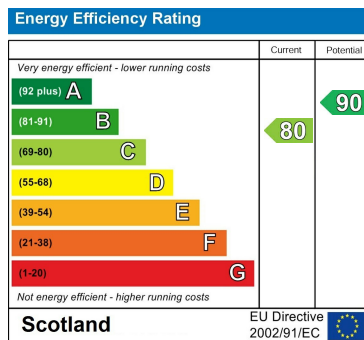
Council Tax Band: E

Viewings: Contact selling agent.

Area Map



Energy Efficiency Graph



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