



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **Skara, 11 Petrie Crescent, Elgin, IV30 1PE**

**Offers over £260,000**

Deceptively spacious semi-detached house situated in the popular West End area of Elgin and within walking distance of West End Primary School and the town centre. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, ground floor bedroom, shower room/utility and on the first floor, three further double bedrooms and a bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, garage and garden.

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**ENTRANCE VESTIBULE**

6'7" x 4'2" (2.03m x 1.29m)

Entrance door; wood effect flooring; ceiling light fitting.

**HALLWAY**



Under-stair storage cupboard; wood effect flooring; ceiling light fitting.

**LOUNGE**

18'0" x 16'4" approximately (5.50m x 5m approximately)



Bay window to front; feature fireplace with open fire; shelved recess with cupboard below; fitted carpet; ceiling light fitting.

**GROUND FLOOR BEDROOM**

16'4" x 12'2" approximately (5m x 3.72m approximately)



Window to rear; fitted carpet; ceiling light fitting.

**REAR HALLWAY**



Door to courtyard; two spacious built-in storage cupboards; fixed shelving; wood effect flooring; ceiling light fitting.



**SHOWER ROOM/UTILITY**  
9'0" x 6'0" (2.75m x 1.83m)



Triple aspect to front, side and rear; recently installed shower room by respected local firm, Waterfalls comprising vanity mounted sink, wc and shower enclosure with mains shower; plumbing in place for washing machine; wall mounted towel radiator; vinyl flooring; inset ceiling spotlights.

**DINING KITCHEN**  
22'11" x 10'9" (7m x 3.30m)



Windows to front, side and rear with French doors to the rear garden; fitted kitchen; range style dual fuel cooker and hood; Hotpoint under counter dishwasher; breakfast bar with seating for two; ample space for dining table and chairs; tile effect flooring; three ceiling light fittings.

**STAIRCASE AND LANDING**

Velux window to side; ceiling light fitting; hatch to the loft space; double built-in wardrobes.

**BEDROOM 4**  
11'5" x 9'4" (3.50m x 2.86m)



Window to rear; fitted carpet; ceiling light fitting.

**BEDROOM 2**  
12'1" x 11'10" (3.69m x 3.63m)



Window to rear; fitted carpet; ceiling light fitting.

### BEDROOM 3

13'0" x 11'2" (3.98m x 3.41m)



Window to front; range of built-in wardrobes and overhead storage; fitted carpet; ceiling light fitting.

### FAMILY BATHROOM

8'11" x 6'6" (2.73m x 2m)



Velux window to front; vanity mounted sink and wc; bath; corner shower cubicle with mains shower; Chrome towel radiator; ceramic tile flooring; inset ceiling spotlights; extractor fan.

### GARAGE

Wooden double doors; power and light; personnel door to the rear garden.

### OUTSIDE



The garden to the front has an area of lawn bordered with mature shrubs and trees; a driveway provides off-street parking. The spacious rear garden is mainly lawn with mature planted borders; a pond lies just before the raised decking area with Summerhouse and a courtyard area is to the rear of the garage; two wooden garden sheds; rotary clothes dryer.

### NOTES

Included in the asking price are all carpets and fitted floor coverings; all curtains and blinds; all bathroom and shower room fittings; the range cooker and dishwasher in the kitchen and the Summerhouse; two wooden sheds and the rotary clothes dryer in the garden.

The free standing wardrobes in bedrooms one and two are included in the sale.

Some items of furniture may be available by separate negotiation.

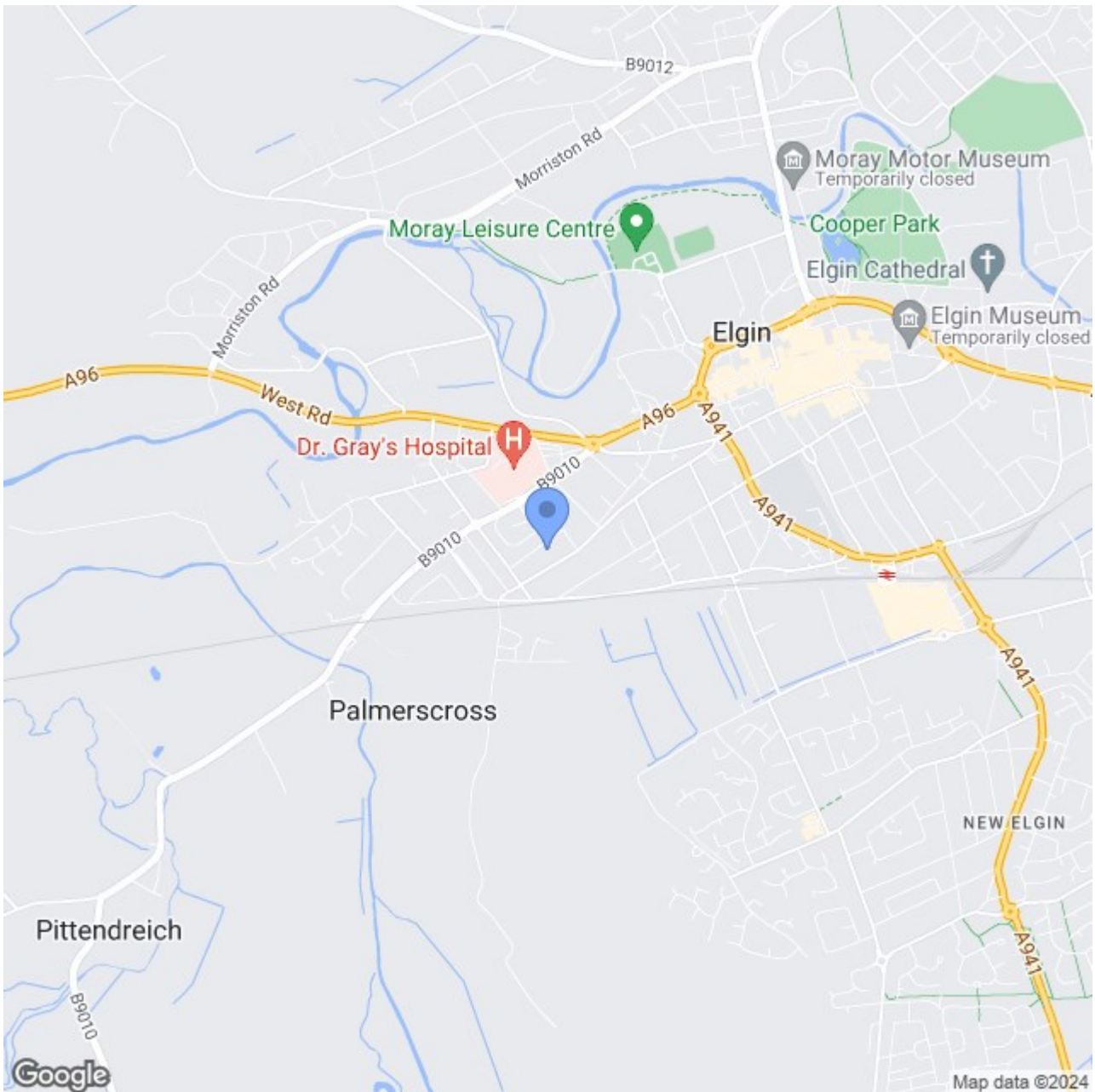
Council Tax Band:

### VIEWING CONTACT SELLING AGENT

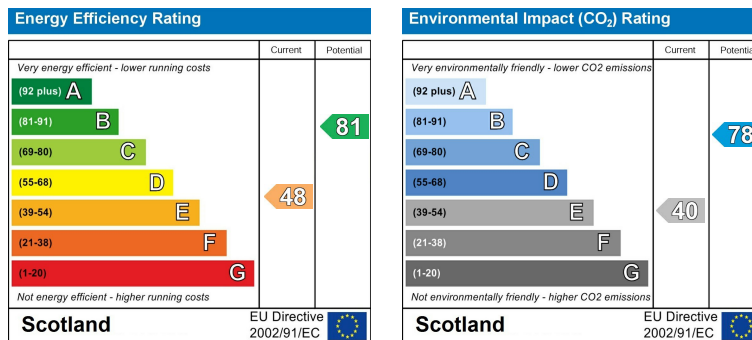




## Area Map



## Energy Efficiency Graph



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