



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **1 Linkwood Court, Elgin, IV30 6LD**

**Offers over £265,000**

Detached four bedroom house situated in a popular residential area of Elgin, with primary and secondary schooling nearby. The accommodation comprises entrance hallway, open plan lounge,/dining room, kitchen, utility room, guest wc, 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, garden and driveway.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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### ENTRANCE HALLWAY

Entrance door; wood effect flooring; ceiling light fitting.

### LOUNGE

14'8" x 12'5" (4.48m x 3.80m)



Window to front; spacious storage cupboard; fitted carpet, ceiling light fitting; open plan through to the dining area.

### DINING AREA

11'4" x 8'2" (3.47m x 2.49m)



### CONSERVATORY

Glazed on three sides; door to the rear garden; wood effect flooring; two wall light fittings.

### KITCHEN

11'5" x 10'10" (3.48m x 3.31m)



Window to rear; fitted kitchen in light wood effect; built-in double electric oven; four ring gas hob and hood; plumbing and space for dishwasher; recess for microwave; space for American style fridge freezer; tile effect flooring; ceiling light fitting.

### UTILITY ROOM

7'4" x 5'2" (2.26m x 1.60m)



Door to rear garden; base and wall units to match the kitchen; plumbing and space for washing machine; space for tumble dryer; tile effect flooring; ceiling light fitting.



**GUEST WC**

5'2" x 3'8" (1.60m x 1.14m)



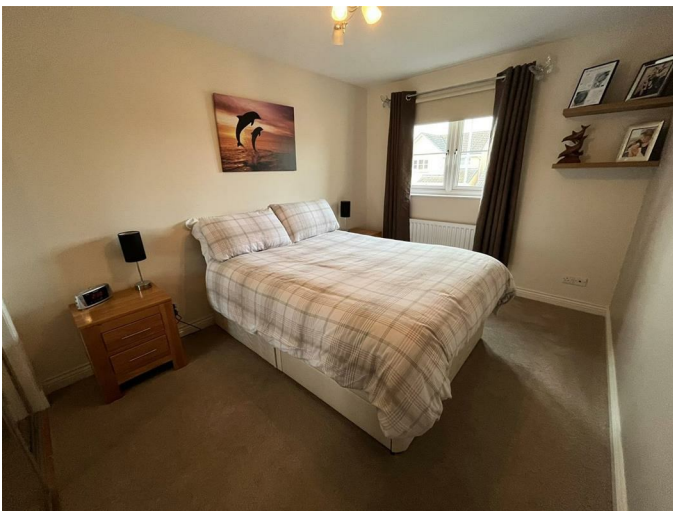
Window to side; sink and wc; tile effect flooring; ceiling light fitting.

**STAIRCASE AND LANDING**

Hatch to the loft space; cupboard housing the hot water tank; fitted carpet; ceiling light fitting.

**BEDROOM 2**

11'7" x 8'10" (3.54m x 2.71m)



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

**BEDROOM 3**

10'2" x 10'0" (3.10m x 3.07m)



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

**BEDROOM 1**

11'11" x 10'0" (3.64m x 3.05m)



Window to rear; range of fitted bedroom furniture; fitted carpet; ceiling light fitting

**EN-SUITE SHOWER ROOM**  
4'7" x 4'0" (1.42m x 1.22m)



Window to side; vanity mounted sink; wc and recessed shower cubicle with mains shower; vinyl flooring; ceiling light fitting.

**BEDROOM 4**  
9'6" x 9'2" (2.92m x 2.81m)



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

**FAMILY BATHROOM**  
11'0" x 6'2" (3.37m x 1.90m)



Window to front; vanity mounted sink; wc and bath with electric shower over; vinyl flooring; ceiling light fitting.

**GARAGE**

Electric remote control door; fixed work bench and shelving; power and light.

**OUTSIDE**



The garden to the front has an area of low maintenance gravel and a driveway providing off street parking for two cars. The fully enclosed rear garden has two raised decking areas to take advantage of the south facing aspect of the garden; an area of lawn with a patio area to the rear of the garden: outside water tap and electric point.

**NOTES**

Included in the asking price are all carpets and fitted floor

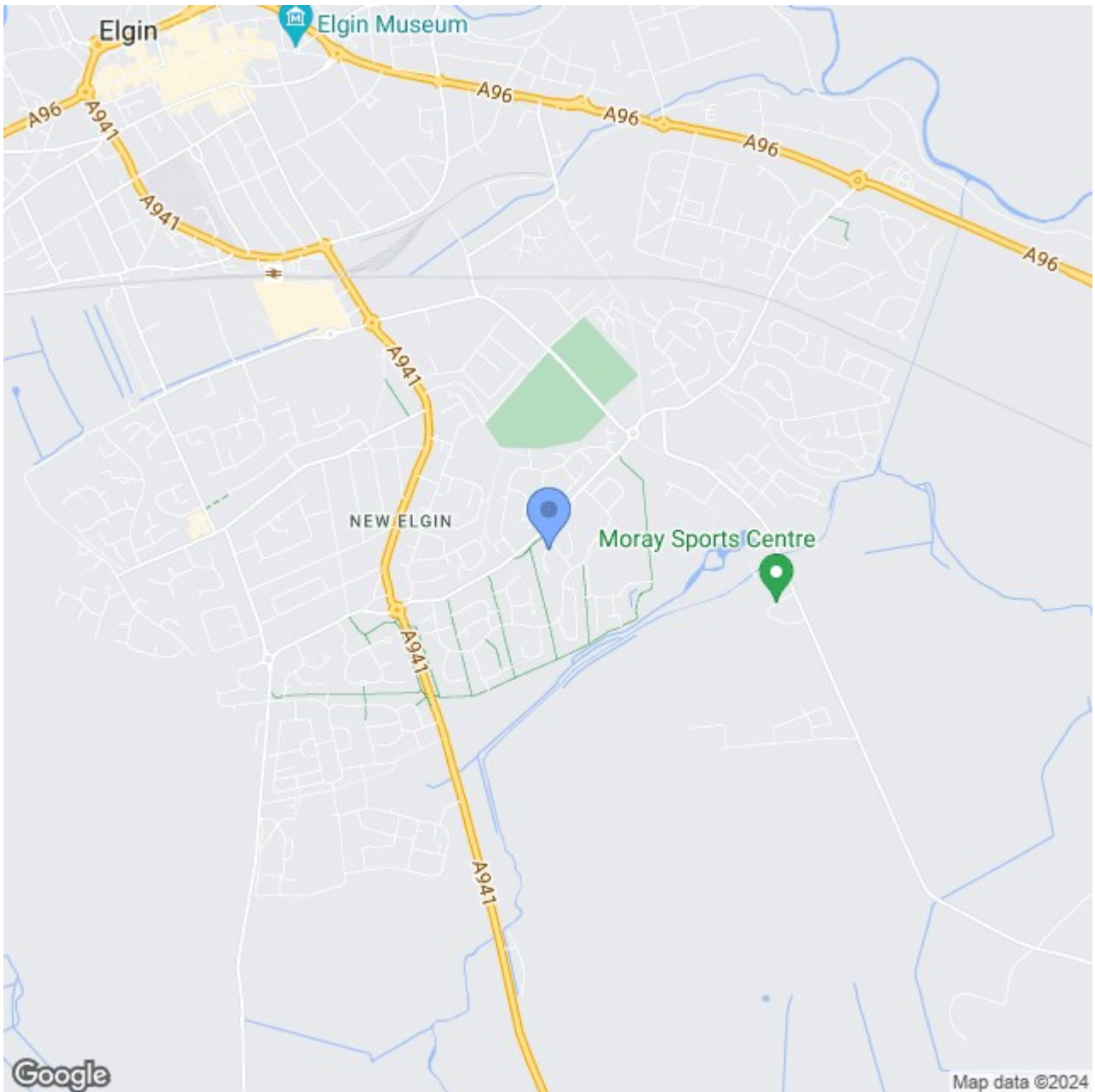
coverings, all light fittings, all bathroom, guest WC and en-suite fittings, the oven, hob and hood in the kitchen.

Council Tax Band: E

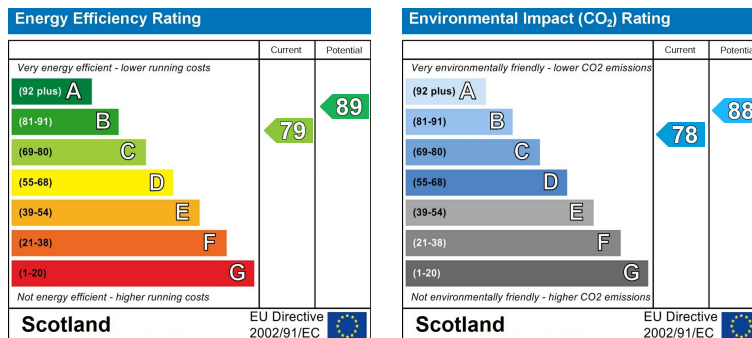
**VIEWING CONTACT THE SELLING AGENT**



## Area Map



## Energy Efficiency Graph



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