



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **Paddockhaugh, Birnie, IV30 8SU**

**Offers over £400,000**

Paddockhaugh is a four bedroom detached family home situated in a lovely semi-rural location with countryside views, yet only a few miles South of Elgin. The accommodation comprises entrance porch, hallway, lounge, family/dining room, kitchen, utility room, four bedrooms and two shower rooms. The property further benefits from oil central heating, solar panels, double glazing, double garage, driveway, garden and surrounding field extending to approximately three acres.

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**ENTRANCE PORCH**

4'11" x 4'6" (1.50m x 1.38m)



Wooden and glazed entrance door; Picture window to front and window to side; ceramic tile flooring; wall light fitting; wooden and glazed door to hallway.

**HALLWAY**

17'3" x 6'10" (5.28m x 2.09m)



Two ceiling light fittings; polished oak flooring; built-in storage cupboard housing electric consumer units and solar panel controls; staircase to first floor.

**BEDROOM 4**

10'10" x 10'1" (3.32m x 3.09m)



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

**LOUNGE**

15'4" x 13'2" (4.68m x 4.02m)



Window to front; feature fireplace with open fire; ceiling light fitting; fitted carpet door to family/dining room.

**FAMILY / DINING ROOM**  
22'0" x 12'5" (6.73m x 3.79m)



Double glazed sliding doors to front which lead out to a paved patio area; windows to side and rear; ceiling light fitting; fitted carpet; door to kitchen.

**KITCHEN**  
13'10" x 11'3" (4.23m x 3.45m)



Window to rear; two ceiling light fittings; solid oak fitted kitchen; stainless steel sink and drainer; slot-in electric cooker with four-ring hob; hood with extractor fan; space for free-standing fridge freezer; tile effect vinyl flooring; door to utility room.

**UTILITY ROOM**  
11'8" x 7'1" (3.56m x 2.17m)



Wooden and glazed door to rear garden; windows to rear and side; clothes pulley; ceiling light fitting; ceramic tile flooring; worktop with stainless steel sink and drainer; fixed shelving; plumbed in washing machine; small free-standing freezer.

**SHOWER ROOM**  
8'11" x 8'3" (2.72m x 2.51m)



Window to rear; ceiling light fitting; wet-room flooring; walk-in shower with mains fed shower; Closomat WC; vanity mounted wash hand basin; built-in cupboard housing the hot water cylinder; Xpelair fan.

**BEDROOM 3**

11'3" x 9'4" (3.45m x 2.85m)



Window to rear; ceiling light fitting; fitted carpet; double built-in wardrobe with hanging rail and shelving.

**STAIRCASE & LANDING**

12'9" x 5'8" (3.91m x 1.74m)



Velux window to front; ceiling light fitting; fitted carpet; two sets of double built-in storage cupboards; further built-in storage cupboard housing the water tank.

**BEDROOM 1**

15'1" x 10'1" (4.61m x 3.09m)



Dormer window to front; ceiling light fitting; fitted carpet; built-in window seat with storage; double built-in wardrobe with hanging rail and shelving.

**SHOWER ROOM**

8'0" x 5'10" (2.44m x 1.80m)



Velux window to rear; ceiling light fitting; vinyl flooring; walk-in shower cubicle with Mira electric shower; WC; bidet; vanity mounted wash hand basin.

## BEDROOM 2

15'1" x 9'5" (4.60m x 2.89m)



Dormer window to front; ceiling light fitting; fitted carpet; built-in wardrobe with hanging rail and shelving.

## DOUBLE GARAGE

Electric roller door; power and light; window and personnel door to rear; housing the oil central heating boiler.

## OUTSIDE



There is a gravelled driveway providing off-street parking and leading to the double garage. The garden to front, side and rear is mainly laid to lawn with gravelled and paved patio areas; rockeries; beds for planting; mature trees, plants and shrubs including a variety of fruit trees and canes; wooden garden shed; water butts; clothes poles & ropes.

The surrounding field belonging with the property extends to approximately three acres.



## NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all curtains, both shower room fittings, the slot-in electric cooker, hood and fridge freezer in the kitchen, the washing machine, freestanding freezer and clothes pulley in the utility room and the wooden shed and water butts and clothes poles & ropes in the garden.

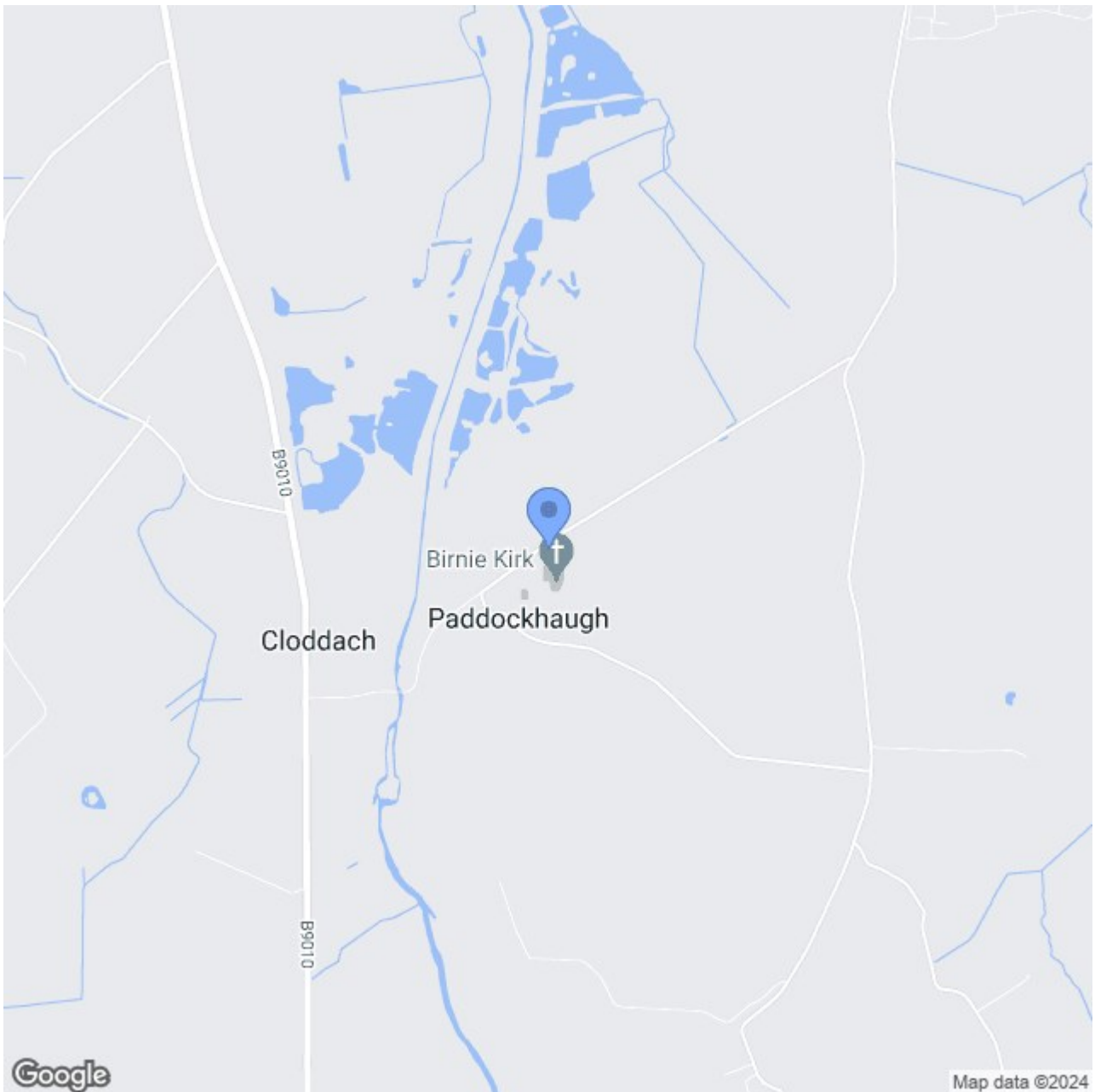
The solar panels currently generate an income of over £1,000 per annum.

Drainage by Septic Tank.

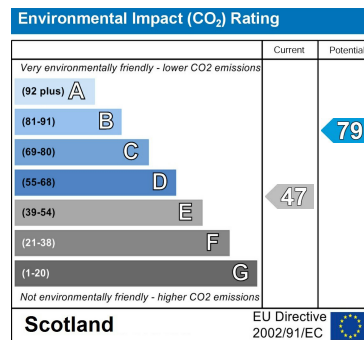
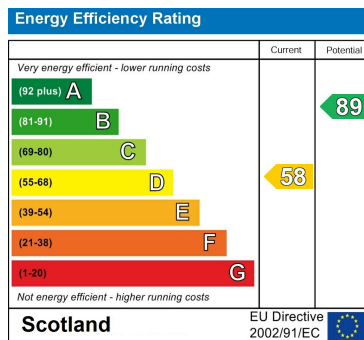
Council Tax Band: D

Viewings: Contact selling agent on 01343 555150

## Area Map



## Energy Efficiency Graph



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