



**Harper
Macleod LLP**
Estate Agents & Solicitors



72 Wittet Drive, Elgin, IV30 1TB

Offers over £325,000

Detached three bedroom house upgraded and finished to a high standard by the current owner in the sought after West End of Elgin. The accommodation comprises sun room, hallway, lounge, dining room/ground floor bedroom, shower room, kitchen, conservatory and on the first floor two further double bedrooms and a family bathroom. The property which is in exceptional order throughout further benefits from double glazing, gas central heating, spacious garage, driveway and garden.

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

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

SUN ROOM

16'4" approx x 7'4" (5m approx x 2.26m)



Composite entrance door; glazed on two sides; wood effect flooring; ceiling light fitting.

HALLWAY



Wood effect flooring; inset ceiling spotlights and ceiling light fitting; range of coat hooks; built-in utility cupboard with plumbing & space for washing machine and housing the electric consumer units;

DINING ROOM/GROUND FLOOR BEDROOM

14'2" x 11'8" (4.33m x 3.57m)



Window to front; built-in cupboard; stone fire surround with electric fire; wood effect flooring; ceiling light fitting.

LOUNGE

14'11" x 12'1" (4.57m x 3.69m)



Bay window to front; wall mounted electric fire; wall mounted TV bracket; shelved recess with cupboard below; wood effect flooring; inset ceiling spotlights; ceiling light fitting.

SHOWER ROOM

6'4" x 6'2" (1.94m x 1.89m)



Window to rear; vanity mounted sink; wc and shower enclosure with electric shower; wall mounted towel radiator; ceramic tile flooring; ceiling light fitting; extractor fan.

KITCHEN

10'3" x 7'10" (3.14m x 2.41m)



Window to side; fitted kitchen in painted wood effect; built-in electric double oven, hob and hood; Bosch slot-in dishwasher; space for fridge freezer; ceramic tile flooring; two ceiling light fittings.

CONSERVATORY

9'3" x 8'11" (2.82m x 2.73m)



Glazed on three sides; wood effect flooring; door to the rear garden.

STAIRCASE AND LANDING

Window to rear and door to the eaves storage space (housing the gas central heating boiler) at half landing; fitted carpet; ceiling light fitting.

BEDROOM 1

16'4" approx x 14'7" (5m approx x 4.46m)



Dormer window to front; fitted carpet; ceiling light fitting.

BEDROOM 2

15'10" x 11'0" (4.83m x 3.37m)



Dormer window to front with fixed bench seat; fitted carper; ceiling light fitting.

BATHROOM

9'1" x 5'9" (2.78m x 1.77m)



Sky light window to front; vanity mounted sink; wc and bath with shower/tap attachment; wall mounted towel rail; wood effect flooring; ceiling light fitting.

GARAGE



Spacious garage; window to side; personnel door; power and light.

OUTSIDE



The property is set in a substantial elevated plot with areas of lawn to the front and side; newly laid porcelain slabs lead from the front round to the rear of the property. Well tended planted borders are planted with a variety of shrubs and a tarmac driveway accessed from Petrie Crescent provides off-street parking for two cars.

NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings (with the exception of the lounge, dining room and Sun room which will be replaced by pendants) all bathroom and shower room fittings; the built-in double electric oven, hob and hood and Bosch slot in

dishwasher in the kitchen and the wall mounted electric fire and wall mounted TV bracket in the lounge.

Most items of furniture are available by separate negotiation.

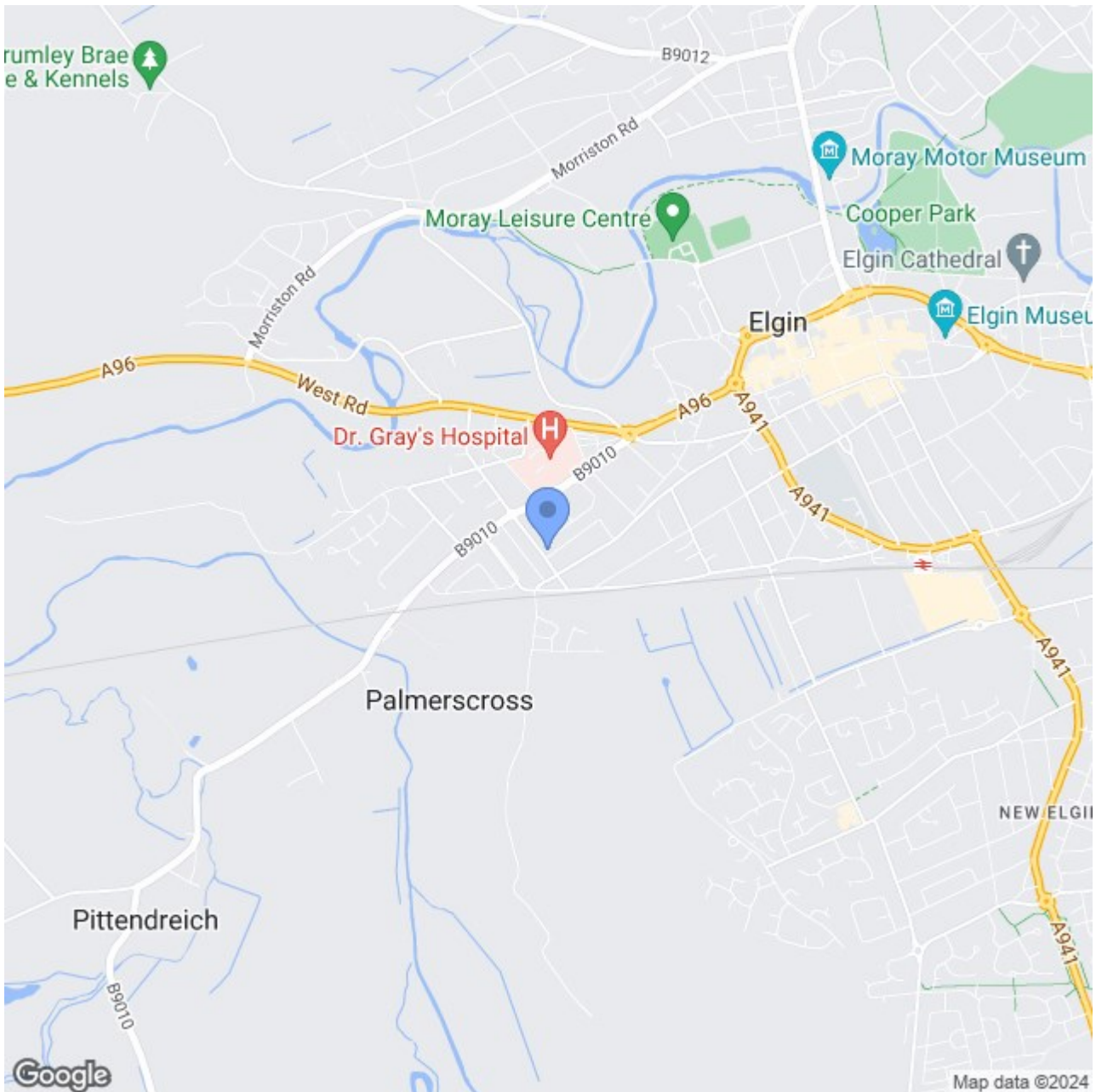
The attic and underfloor have been fully insulated with encapsulated insulation as part of the refurbishment.

Council Tax Band: E

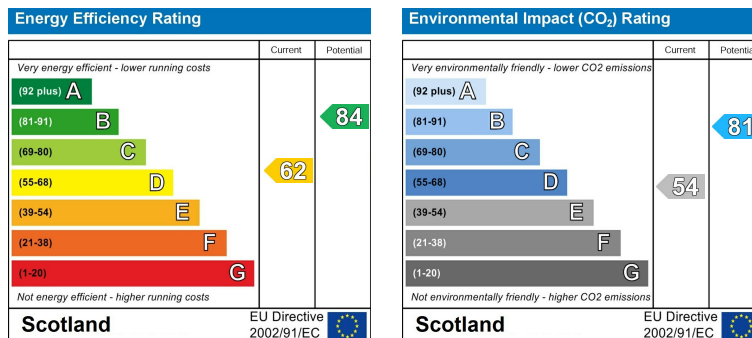
VIEWING CONTACT THE SELLING AGENT



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>