



**Harper
Macleod LLP**
Estate Agents & Solicitors



14 Balmoral Terrace, Elgin, IV30 4JH

Offers over £375,000

Stylish contemporary designed house with an open-plan layout situated in the sought after Bishopmill area of Elgin, this ideal family home is within walking distance of both Bishopmill Primary School and Elgin Academy. The accommodation comprises entrance vestibule, hallway, lounge, open plan family room/dining kitchen, utility room, ground floor bedroom, shower room and on the first floor a mezzanine landing, bedroom with dressing area and en-suite shower room, two further double bedrooms and a family bathroom. The property further benefits from a south facing fully enclosed garden, double glazing, gas central heating and wooden garden shed.

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>

ENTRANCE VESTIBULE

7'1" x 4'5" (2.18m x 1.36m)

Entrance door with glazed side panel; roof Velux to front; wall mounted cabinet; wall light fitting; wood effect flooring.

HALLWAY



Spacious cloak cupboard; second storage cupboard; wall mounted cabinet; wood effect flooring; inset ceiling spotlights.

GROUND FLOOR BEDROOM

11'1" x 10'10" (3.39m x 3.32m)

Patio doors to the rear garden; wood effect flooring; inset ceiling spotlights.

SHOWER ROOM

8'2" x 6'5" (2.50m x 1.98m)



Window to side; vanity mounted sink and wc, spacious shower enclosure with mains shower; ceramic tile flooring; inset ceiling spotlights.

OPEN PLAN FAMILY ROOM/DINING KITCHEN

FAMILY ROOM

17'3" x 11'3" (5.27m x 3.45m)



French doors and full length window to the rear garden; three south facing roof windows; wood effect flooring.

DINING KITCHEN

21'2" x 10'1" (6.46m x 3.09m)



Windows to front and full length window in the seating area; fitted kitchen in white; built-in double electric oven, hob and hood; integrated dishwasher and under counter fridge; inset ceiling spotlights; wood effect flooring.

UTILITY ROOM

10'1" x 8'11" (3.09m x 2.72m)



Window to front; base units to match the kitchen; Belfast sink; plumbing and space for washing machine and tumble dryer; built-in storage cupboard; wall mounted gas central heating boiler; inset ceiling spotlights; wood effect flooring.

LOUNGE

11'3" x 11'0" (3.45m x 3.36m)



Patio doors to the rear garden; wall mounted TV bracket; ceiling and two wall light fittings; wood effect flooring.

STAIRCASE AND LANDING



Mezzanine landing overlooking the family room; roof windows to front and rear; spacious built-in storage cupboard.; fitted carpet; inset ceiling spotlights.

BEDROOM 1 & DRESSING AREA

18'1" x 10'8" (5.52m x 3.26m)



Windows to rear; opaque glass window to side; wall mounted TV bracket; inset ceiling spotlights; fitted carpet.
Dressing area: roof window to front; range of fixed hanging rails; inset ceiling spotlights.

EN-SUITE SHOWER ROOM

6'6" x 3'3" approx (2m x 1m approx)



Window to front; vanity mounted sink and wc; spacious shower enclosure with mains shower; wall mounted towel radiator; inset ceiling spotlights; ceramic tile flooring;

BEDROOM 3

10'10" x 9'0" (3.32m x 2.76m)



Roof window to rear and window to side; wall mounted TV bracket; ceiling light fitting; fitted carpet.

BEDROOM 4

10'10" x 9'0" (3.32m x 2.76m)



Roof window to front; window to side; ceiling light fitting; fitted carpet.

FAMILY BATHROOM

6'6" x 3'3" approx (2m x 1m approx)



Window to front; Vanity mounted sink , wc and bath with mains shower over; inset ceiling spotlights; ceramic tile flooring.

OUTSIDE



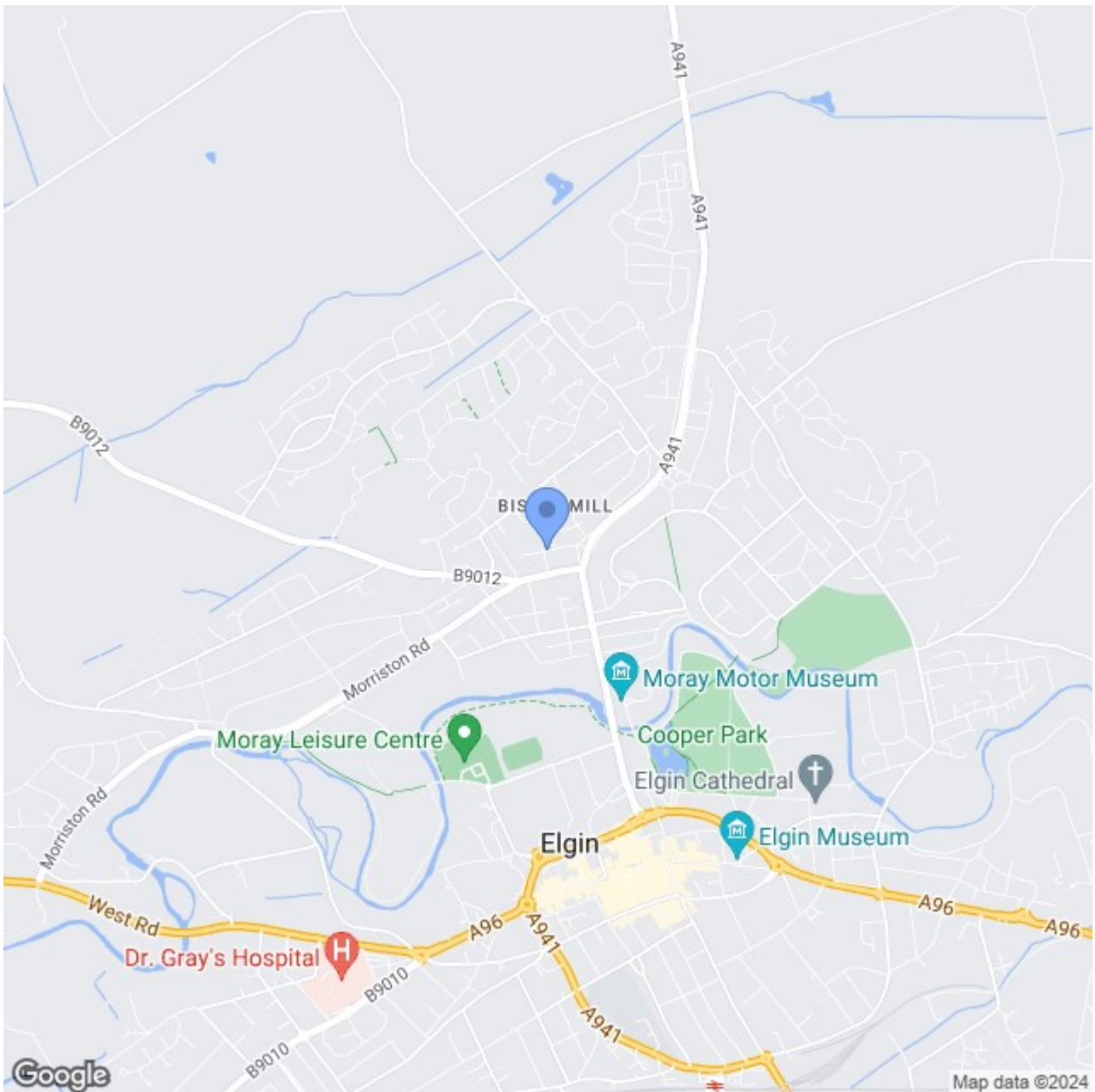
The property is set in a substantial garden with an area of lawn and paving to the front bound by wooden fencing and hedging. A driveway provides off-street parking for two cars. The fully enclosed South facing rear garden is mainly lawn with mature planted trees; gravel border and a raised decking area immediately outside the property.; wooden garden shed.

NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom and shower room fittings; the built-in double electric oven, hob, hood and integrated dishwasher and fridge in the kitchen.

Council Tax Band: F

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			88
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	

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>