



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**15 Covesea Grove, Elgin, IV30 4PP**

**Offers over £430,000**

Impressive detached property, tastefully extended by the current owners and in immaculate order throughout. Situated in spacious corner plot in a quiet cul-de-sac location, this is an ideal family home. The accommodation comprises entrance hallway, lounge, open plan dining kitchen and family room, utility room, dining room, guest wc, four double bedrooms (one en-suite), study and a family bathroom. The property further benefits from double glazing, gas central heating, garden and integral double garage.

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**ENTRANCE HALLWAY**  
15'8" x 8'1" (4.78 x 2.48)



Entrance door with two glazed side panels either side; spacious under stair cupboard; double built-in cloak cupboard; wood effect flooring; ceiling light fitting.

**DINING ROOM**  
12'10" x 12'9" (3.92 x 3.90)



Bay window to front; wood effect flooring; ceiling light fitting.

**LOUNGE**  
17'5" x 12'10" (5.32 x 3.92)



Bay window to front; feature fireplace with open fire; fitted carpet; inset ceiling spotlights.

**OPEN PLAN FAMILY ROOM/DINING KITCHEN**



**FAMILY ROOM**

18'11" x 17'5" (5.77 x 5.32)



Range of windows to rear; two roof Velux windows; wall mounted TV bracket; Karndean tile flooring; inset ceiling spotlights.

**DINING KITCHEN**

28'8" x 10'9" (8.74m x 3.29m)



Windows to rear; fitted kitchen in cream matte finish; large central island with granite worktop and seating area; double sink; instant boiling water tap; integrated dishwasher and full size fridge; induction hob, extractor hood; two built-in ovens; microwave, coffee machine and two warming drawers; Karndean tile flooring; inset ceiling spotlights.

**UTILITY ROOM**

11'1" x 5'4" (3.40 x 1.64)



Window to rear; range of base units; stainless steel sink; built in storage cupboard; Karndean tile flooring; ceiling light fitting.

**GUEST WC**

6'3" x 4'3" (1.91 x 1.31)



Internal room; sink and wc; ceramic tile flooring; ceiling light fitting.

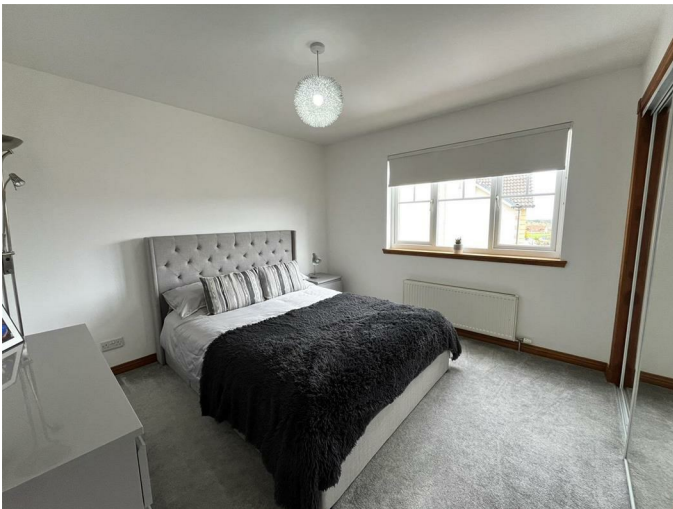
## STAIRCASE AND LANDING



Mezzanine landing with feature window to front; built in linen cupboard; fitted carpet; inset ceiling spotlights.

## BEDROOM 2

12'10" x 11'3" (3.93 x 3.43)



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

## STUDY

8'11" x 6'0" (2.72 x 1.85)

Window to side; fitted carpet; ceiling light fitting.

## BEDROOM 4

10'9" x 8'11" (3.30 x 2.73)



Window to rear; range of built-in wardrobes; fitted carpet; ceiling light fitting.

## BEDROOM 3

10'10" x 9'4" (3.31 x 2.85)



Window to rear; range of built-in wardrobes; fitted carpet; ceiling light fitting.

**FAMILY BATHROOM**  
11'0" x 7'1" (3.37 x 2.17)



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

**BEDROOM 1**  
12'11" x 10'0" (3.95 x 3.05)



Window to front; spacious double built-in wardrobes; fitted carpet; ceiling light fitting; door to the mezzanine landing.

**EN-SUITE SHOWER ROOM**  
9'3" x 4'11" (2.82 x 1.52)



Internal room; vanity mounted sink and wc, recessed shower enclosure with mains shower; ceramic tile flooring; inset ceiling spotlights.

**INTEGRAL GARAGE**



Double garage with two up and over doors; power; light; plumbing for washing machine and housing the gas central heating boiler.

## OUTSIDE



The property is set in an immaculate landscaped garden. The front is laid with two areas of high quality artificial lawn and mature planted borders; a driveway leads to the double garage and provides a good deal of off street parking.

The fully enclosed rear garden has a substantial patio area; area of artificial lawn and raised borders are planted with a mixture of mature shrubs and trees. A brick built outbuilding with power and light is situated in the rear garden.

### NOTES

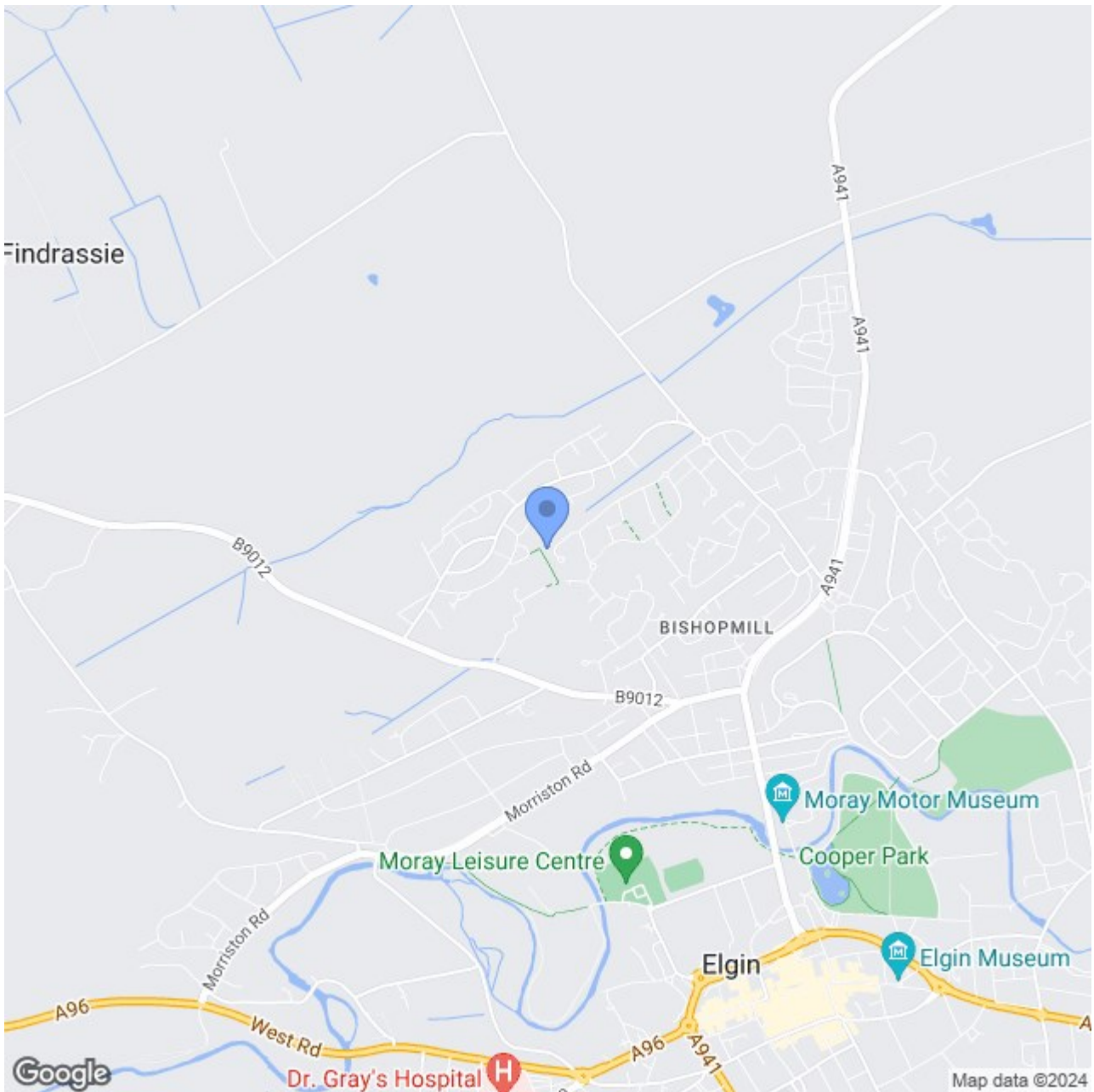
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom, guest wc and en-suite fittings; the two built-in ovens; microwave, coffee machine; induction hob; hood and integrated dishwasher in the kitchen.

Council Tax Band: G

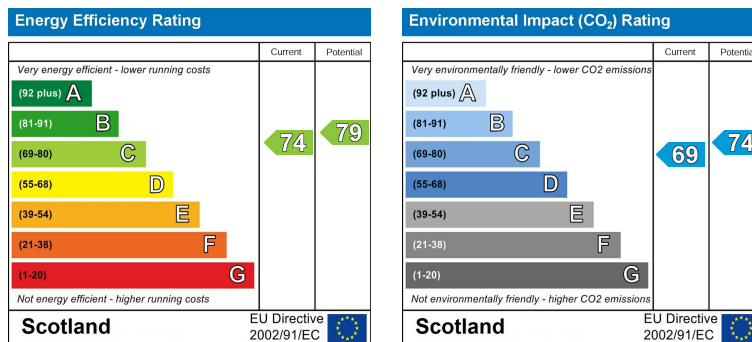
### VIEWING CONTACT SELLING AGENT



## Area Map



## Energy Efficiency Graph



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