



**Harper
Macleod LLP**
Estate Agents & Solicitors



25 Linkwood Court, Elgin, IV30 6LD

Offers over £310,000

Modern detached four bedroom family home situated in a popular residential area of Elgin, with primary and secondary schooling nearby. The accommodation comprises entrance hallway, open plan lounge/dining room, sun lounge, dining kitchen, utility room, guest wc, four double bedrooms (two en-suite) a study/single bedroom and a family bathroom. The property further benefits from double glazing, gas central heating, integral garage and garden.

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ENTRANCE HALLWAY



Entrance door; Karndeal wood flooring; two ceiling light fittings; cupboard housing the electric consumer units.

GUEST WC

5'11" x 2'9" (1.82 x 0.84)



Window to front; vanity mounted sink and wc; vinyl flooring; ceiling light fitting.

OPEN PLAN LOUNGE/DINING ROOM

LOUNGE

18'4" x 11'3" (5.59 x 3.43)



Window to front; Karndeal wood flooring; wall mounted TV bracket; ceiling light fitting.

DINING ROOM

11'10" x 9'6" (3.63 x 2.92)



French doors to the sun lounge; Karndeal wood flooring; ceiling light fitting.

SUN LOUNGE

11'10" x 9'10" (3.63 x 3.0)



Glazed on three sides; wood effect flooring; inset ceiling spotlights; wall light fittings.

DINING KITCHEN

17'3" x 9'3" (5.27 x 2.83)



Window to rear; fitted kitchen in medium wood effect; built-in single electric oven, four ring gas hob and hood; Bosch dishwasher; space for American style fridge freezer; ceramic tile flooring; two ceiling light fittings.

UTILITY ROOM

8'9" x 5'6" (2.68 x 1.68)



Range of units to match the kitchen; plumbing and space for washing machine and tumble dryer; wall mounted gas central heating boiler; ceramic tile flooring; ceiling light fitting.

STAIRCASE AND LANDING

Built-in storage cupboard housing the hot water tank; hatch to the loft space; fitted carpet; ceiling light fitting.

STUDY/BEDROOM 5

8'11" x 6'7" (2.72 x 2.03)



Window to front; fitted carpet; ceiling light fitting.

BEDROOM 1

12'3" x 11'2" (3.74 x 3.42)



Window to front; triple built-in wardrobe; fitted carpet; ceiling light fitting; wall mounted TV bracket.

EN-SUITE SHOWER ROOM

6'11" x 5'8" (2.12 x 1.75)



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

BEDROOM 2

11'8" x 10'11" (3.56 x 3.33)



Window to rear; triple built-in wardrobe; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM 2

6'11" x 5'8" (2.12 x 1.73)



Internal room; vanity mounted sink; wc and shower cubicle with mains shower; vinyl flooring; ceiling light fitting.

FAMILY BATHROOM

7'6" x 6'2" (2.29 x 1.88)



Window to rear; vanity mounted sink; wc and bath; vinyl flooring; ceiling light fitting.

BEDROOM 4

11'8" x 8'11" (3.57 x 2.74)

Window to rear; fitted carpet; ceiling light fitting.

BEDROOM 3

16'8" x 8'8" (5.09 x 2.66)



Window to front; fitted carpet; ceiling light fitting.

INTEGRAL GARAGE

Up and over door; power and light.

OUTSIDE



The garden to the front has been laid with tarmac and provides off-street parking for two cars. The fully enclosed rear garden has been recently landscaped with raised beds, decking area; an area of lawn and a Patio area.

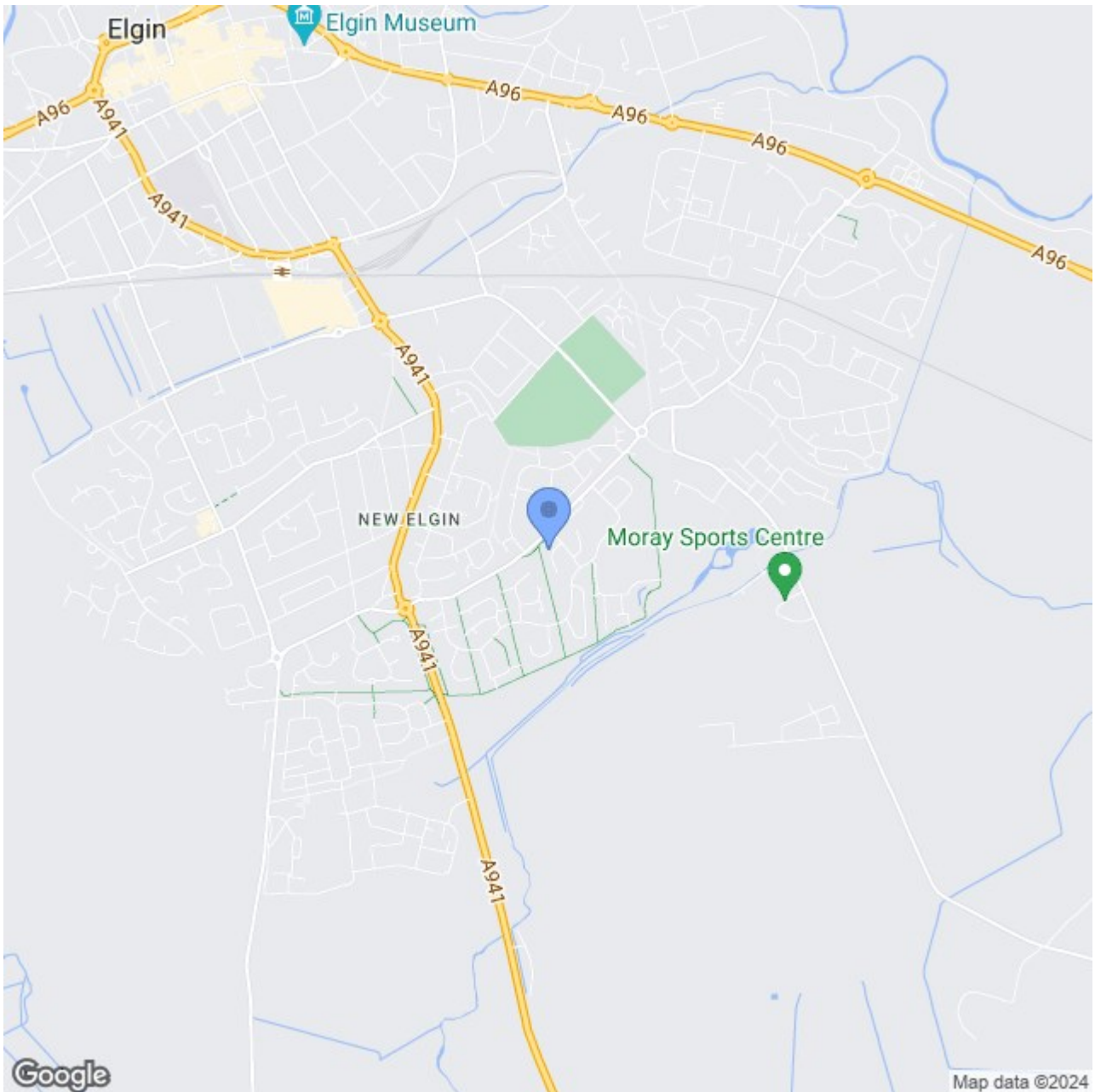
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom, both en-suite and guest wc fittings; the built-in electric oven, hob, hood ~American style fridge freezer and dishwasher in the kitchen and the washing machine and tumble dryer in the utility room.

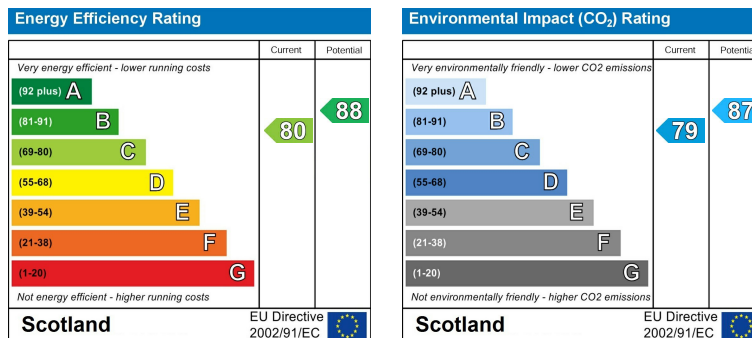
Council Tax Band: E

VIEWING CONTACT SELLING AGENT 01343 555150

Area Map



Energy Efficiency Graph



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