



**Harper
Macleod LLP**
Estate Agents & Solicitors



25 Linkwood Court, Elgin, IV30 6LD
Offers in the region of £305,000

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.

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 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.

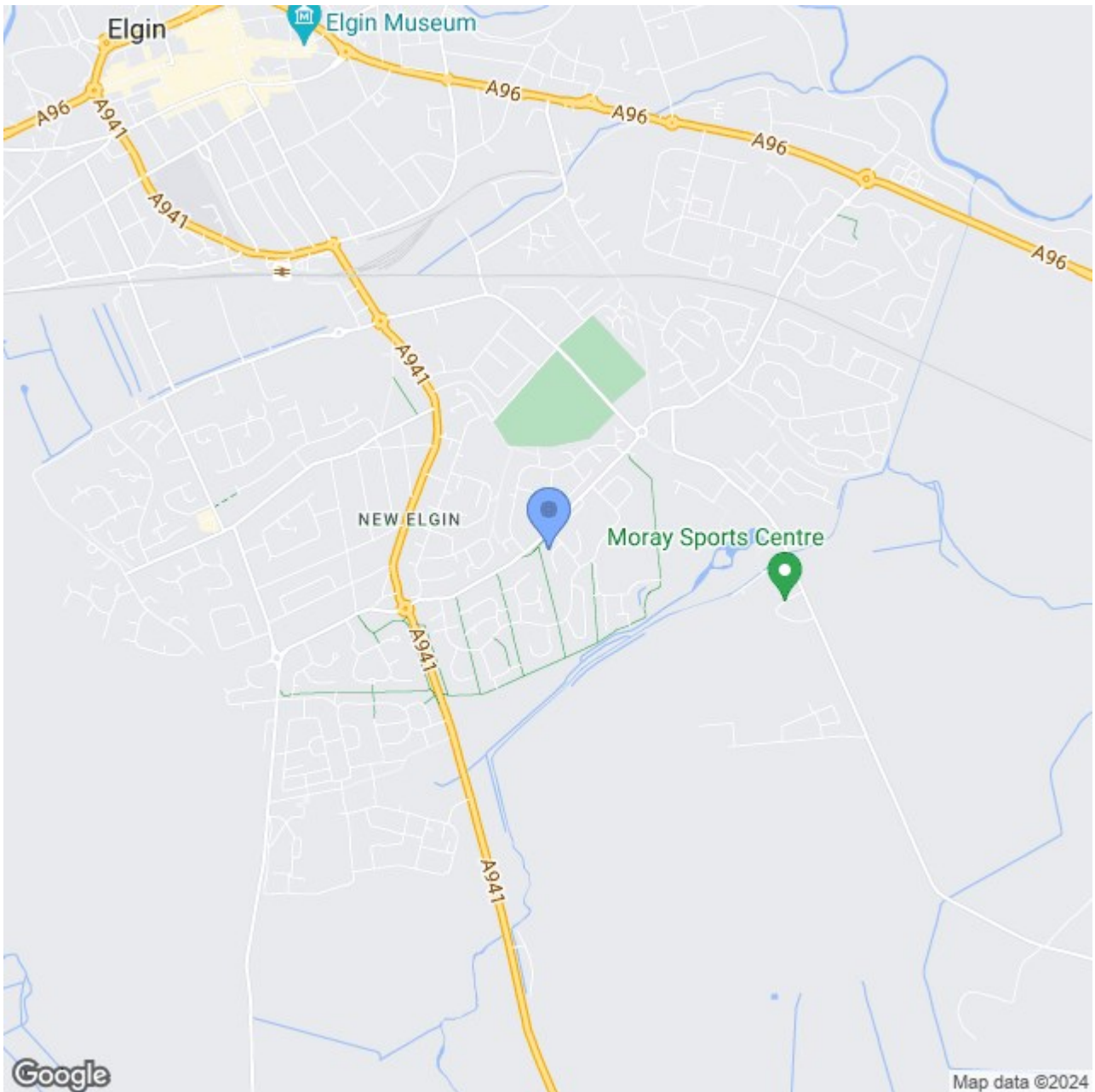
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom, both ensuite 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.

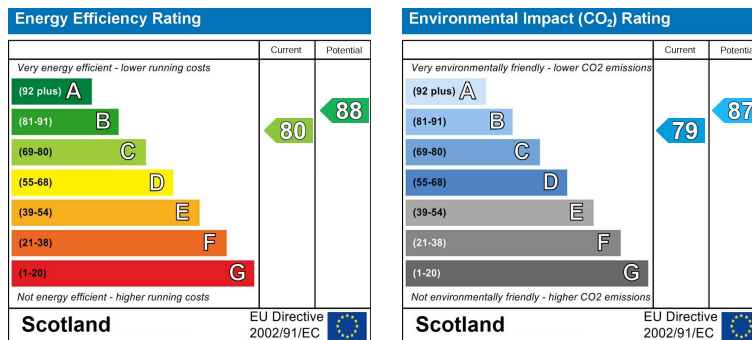
Council Tax Band: E

VIEWING CONTACT SELLING AGENT 01343 555150

Area Map



Energy Efficiency Graph



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>