



**Harper
Macleod LLP**
Estate Agents & Solicitors



5 Hamilton Crescent, Elgin, IV30 4NW
Offers over £315,000

Charming detached four bedroom house with a substantial south facing garden situated in a sought after quiet residential area of Elgin with magnificent views from the first floor over Elgin to the hills beyond. The Quarrel Wood with lovely woodland walks is a "stone's throw" from the property. The accommodation comprises on the ground floor, entrance hallway, lounge, conservatory, kitchen, rear vestibule/utility room, bathroom, two double bedrooms and on the first floor, two further double bedrooms and a wc. The property which was completely rewired in 2022 further benefits from double glazing, gas central heating, garage and a driveway provides off street parking.

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ENTRANCE HALLWAY



Wooden and glazed entrance door; window to front; wooden floorboards; ceiling light fitting.

LOUNGE

20'9" x 10'10" (6.35m x 3.32m)



Window overlooking the rear garden and window to side; door leads into the Conservatory; wooden floorboards; two ceiling light fittings.

CONSERVATORY

10'11" x 9'2" (3.33m x 2.81m)



Glazed on three sides; tile effect flooring; wall light fitting.

KITCHEN

10'2" x 9'6" (3.10m x 2.92m)



Window to front; range of base and wall units; space for slot in cooker; plumbing and space for dishwasher; space for under-counter fridge; wooden floorboards; ceiling light fitting.

BEDROOM 1

14'7" x 10'11" (4.45m x 3.33m)



Window to front; two sets of double wardrobes; wooden floorboards; ceiling light fitting.

BEDROOM 2

11'1" x 9'6" (3.40m x 2.92m)



Window to front; wooden floorboards; ceiling light fitting.

BATHROOM

8'0" x 5'8" (2.44m x 1.74m)



Window to front; sink, wc, corner shower cubicle with electric shower; slipper bath with tap shower attachment; tile flooring; ceiling light fitting.

STAIRCASE AND LANDING

Roof window to rear; two fixed base units; fitted carpet; ceiling light fitting.

BEDROOM 3

16'4" x 12'1" (5m x 3.69m)



Dormer window to rear with lovely views over Elgin to the hills in the distance; double built-in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 4

12'9" x 11'2" (3.91m x 3.41m)



Dormer window to rear with lovely views over Elgin to the hills in the distance; built-in wardrobe; wooden floorboards; ceiling light fitting.

WC

5'2" x 0'0",275'7" (1.59m x 0,84m)



Velux window to front; wc and sink; built-in storage cupboard; tile flooring; ceiling light fitting.

REAR VESTIBULE/UTILITY ROOM

Windows front and rear; doors to garage and front and rear gardens; plumbed for washing machine, space for tumble dryer and fridge freezer; wall mounted gas central heating boiler.

GARAGE

Up and over door; window to rear; power and light.

OUTSIDE

The garden to the front has two areas of lawn with mature planted borders and a driveway provides off-street parking. The south facing rear garden is extremely spacious, mainly laid to lawn with mature shrubs and trees; decorative rockery; raised beds and Patio areas; clothes poles and ropes.

NOTES

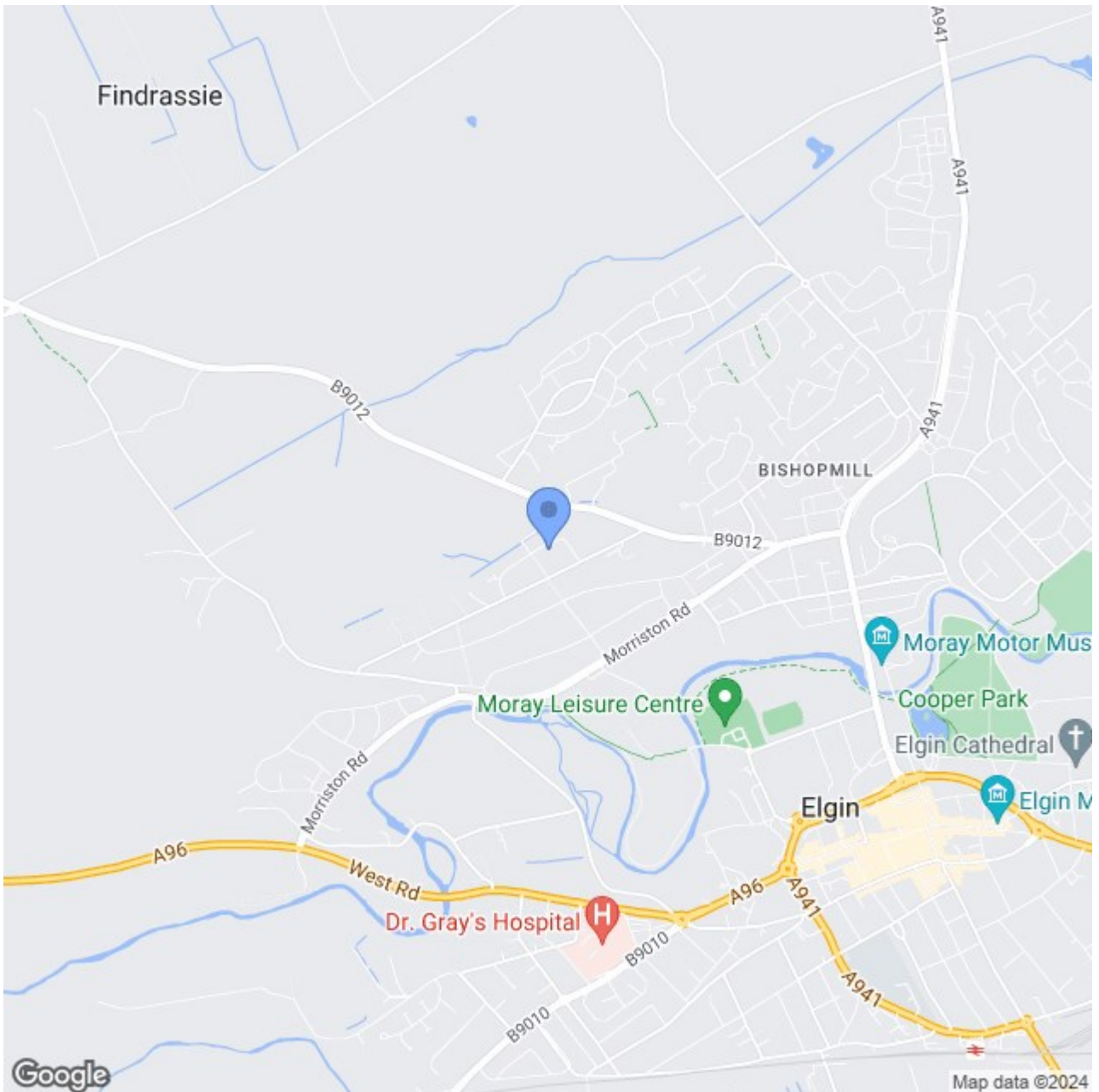
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and wc fittings and the clothes poles and ropes in the garden.

Council Tax Band: E

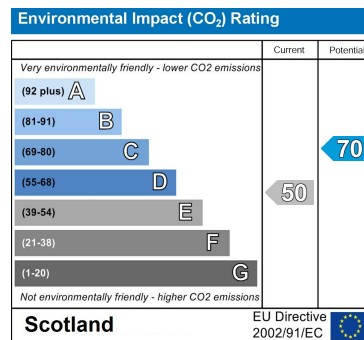
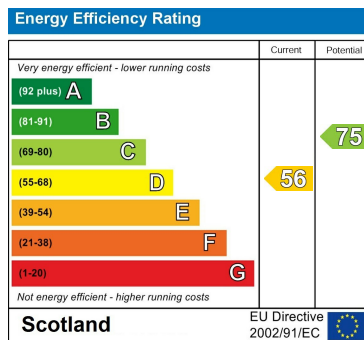
VIEWING CONTACT SELLING AGENT



Area Map



Energy Efficiency Graph



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