



**Harper
Macleod LLP**
Estate Agents & Solicitors



14 Brucelands, Elgin, IV30 1TS

Offers over £425,000

Impressive detached house situated in the popular Brucelands development to the West of Elgin with lovely open countryside views towards Glen Moray distillery from the rear. The accommodation comprises on the ground floor, entrance vestibule, hallway, lounge, open plan dining kitchen/sun room, utility room, boot room, guest WC, double bedroom with en-suite shower room/sauna, study/sixth bedroom and on the first floor, four further double bedrooms(one en-suite) and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, integral garage and garden with fully plumbed in hot tub.

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ENTRANCE VESTIBULE

5'3" x 4'1" (1.61m x 1.25m)

Composite entrance door; cupboard housing the electric consumer units; wood effect flooring; inset ceiling spotlights.

HALLWAY

Wood effect flooring; two ceiling spotlights.

LOUNGE

17'8" x 14'9" (5.40m x 4.50m)

Window to front; feature fire surround; wood effect flooring; two ceiling light fittings.

STUDY/BEDROOM 6

12'3" x 8'6" (3.74m x 2.61m)

Window to front; fitted carpet; ceiling light fitting.

GUEST WC

8'6" x 2'11" (2.60m x 0.90m)

Internal room; sink and WC; vinyl flooring; ceiling light fitting; extractor fan.

DINING KITCHEN

19'8" x 10'3" (6.01m x 3.14m)

Window to rear; fitted kitchen in painted wood effect; built-in Neff double electric oven, microwave and coffee machine; five ring gas hob and integrated worktop extractor; hot water tap; recess with LG smart fridge freezer; Candy under counter dishwasher and wine cooler; breakfast bar with seating for four; wood effect flooring; inset ceiling spotlights; three ceiling light fittings.

SUN ROOM

13'1" x 11'5" approximately (4m x 3.5m approximately)

Glazed on three sides with fitted shutters; door to rear; wood effect flooring; ceiling light fitting; two wall light fittings.

UTILITY ROOM

9'10" x 4'7" (3.01m x 1.40m)

Window to rear; plumbing and space for two washing machines; range of larder cupboards, one concealing the wall mounted gas central heating boiler; wood effect flooring; inset ceiling spotlights.

BOOT ROOM

9'10" x 4'7" (3.01m x 1.40m)

Door to rear garden; wood effect flooring; ceiling strip light fitting.

BEDROOM 2

13'6" x 11'0" (4.12m x 3.36m)

Window to rear; range of built-in storage units; fitted carpet; inset ceiling spotlights.

EN-SUITE SHOWER ROOM/SAUNA

6'5" x 5'9" (1.97m x 1.77m)

Internal room; built-in sauna (1.87m x 1.37m) recessed shower cubicle with mains shower; sink and WC; ceramic tile flooring; ceiling light fitting.

STAIRCASE AND LANDING

Fitted carpet; ceiling light fitting; hatch to the loft space.

BEDROOM 1

16'4" x 10'9" (5m x 3.30m)

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

EN-SUITE BATHROOM

9'2" x 6'7" (2.81m x 2.01m)

Window to front; bath; vanity mounted sink and WC; recessed shower cubicle with mains shower; tile effect flooring; inset ceiling spotlights.

FAMILY BATHROOM

9'1" x 6'2" (2.79m x 1.90m)

Window to rear; vanity mounted sink and WC; bath with mains shower over; wall mounted towel radiator; tile effect flooring; inset ceiling spotlights.

BEDROOM 3

10'10" x 10'3" (3.31m x 3.14m)

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

BEDROOM 4

12'7" x 9'0" (3.85m x 2.76m)

Window to rear; double built-in wardrobes; fitted carpet; wall mounted TV bracket; ceiling light fitting.

BEDROOM 5

10'5" x 8'11" (3.20m x 2.74m)

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

INTEGRAL GARAGE

Electric remote controlled roller door; power and light.

OUTSIDE

The property is set in a good size corner plot, bordered by high fencing and mature shrubs which gives a good degree of privacy. To the front are areas of lawn and a substantial driveway provides off street parking for several cars.

The fully enclosed rear garden has an open outlook across to the countryside and Glen Moray distillery. A secluded area of lawn has a Pergola with fully plumbed hot tub and mature

trees and shrubs round the border. A loc-bloc Patio area lies to the rear of the property and a raised decking area has a remote controlled Awning. The loc-bloc paving leads round to the side of the property with a Summer house, potting shed and wooden garden shed.

NOTES

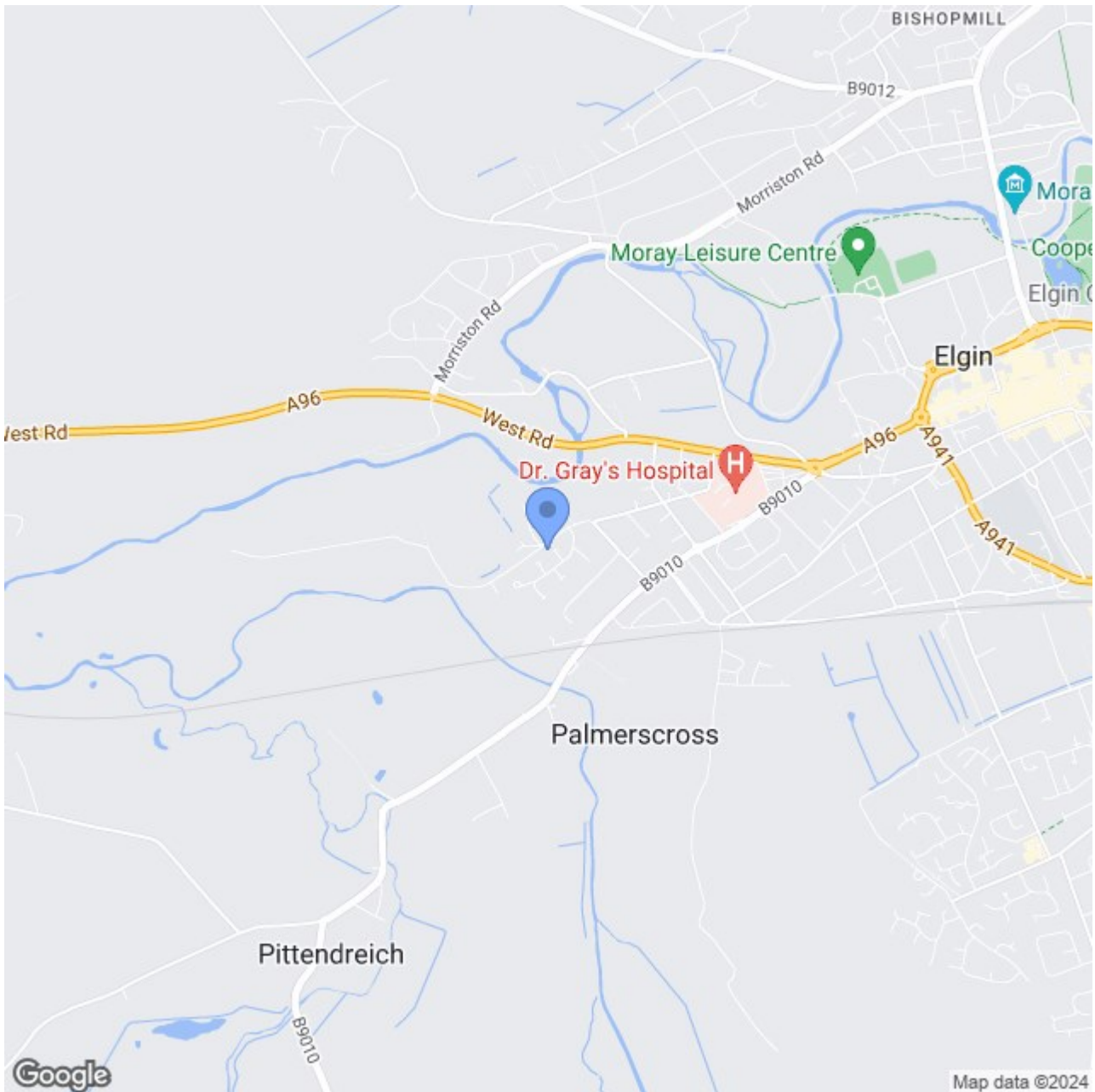
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom, guest WC and both en-suite fittings; the built-in double electric ovens, microwave, coffee machine, gas hob, extractor, Candy dishwasher and LG fridge freezer in the kitchen and the Awning canopy, Summer house and wooden garden shed in the garden.

NOTE: The Pergola and hot tub are available by separate negotiation.

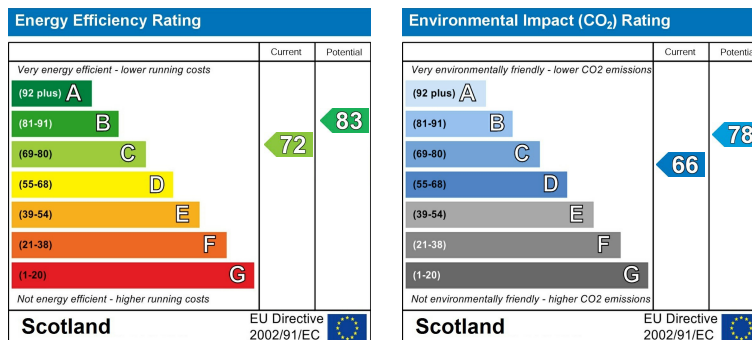
Council Tax Band: G

VIEWING CONTACT 07872040182

Area Map



Energy Efficiency Graph



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