



**Harper
Macleod LLP**
Estate Agents & Solicitors



66 Bruceland Road, Elgin, IV30 1SP

Offers over £275,000

Traditional detached house situated in the sought after west end of Elgin and in the catchment area for West End Primary School. The accommodation comprises on the ground floor; entrance hallway, lounge, open plan dining kitchen/family room, utility room, bathroom and on the first floor; two further double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, garden and a driveway providing off street parking.

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ENTRANCE HALLWAY



Composite and glazed entrance door; wood effect flooring; two ceiling light fittings; built-in shelved storage cupboard.

LOUNGE

14'9" x 11'2" (4.51m x 3.42m)



Bay window to front; recessed log-burning stove; built-in storage cupboard; fitted carpet; ceiling light fitting.

BEDROOM 1

13'0" at longest x 9'7" (3.97m at longest x 2.94m)



Window to front; built-in walk in wardrobe; under stair cupboard; fitted carpet; ceiling light fitting.

BATHROOM

7'10" x 6'0" (2.40m x 1.85m)



Window to side; vanity mounted sink, WC and bath with shower over; Chrome towel radiator; ceramic tile flooring; ceiling light fitting.

OPEN PLAN DINING KITCHEN /FAMILY ROOM

DINING KITCHEN

19'8" x 9'10" (6m x 3m)



Double aspect to side and rear; range of free standing and fitted units and shelving; double Belfast sink; Leisure range style duel fuel cooker; tile effect flooring; inset ceiling spotlights.

FAMILY ROOM

13'7" x 9'10" (4.15m x 3m)



Window to side; wood effect flooring; ceiling light fitting.

UTILITY ROOM

10'7" x 6'6" (3.25m x 2m)



Windows to side and rear; range of base and wall units; ceramic sink; plumbed in washing machine, dishwasher and tumble dryer; Beko fridge freezer; tile effect flooring; ceiling and wall light fitting.

STAIRCASE AND LANDING

Spacious landing with room for a desk and chair; built-in storage cupboard; fitted carpet; ceiling light fitting.

BEDROOM 2

12'9" x 9'2" (3.90m x 2.80m)



Velux window to front; built-in wardrobe; and storage space; fitted carpet; ceiling light fitting.



BEDROOM 3

12'9" x 9'2" (3.90m x 2.80m)



Velux window to rear; built-in wardrobe and storage space; fitted carpet; ceiling light fitting.

FIRST FLOOR BATHROOM

8'10" x 4'10" (2.70m x 1.48m)



Velux window to rear; sink; WC and bath with shower over; tile effect flooring; ceiling light fitting.

OUTSIDE



The garden to the front has an area of lawn, a mature planted border and bordered by mature hedging. A driveway provides off street parking for two cars. The rear garden has an area of lawn, raised decking, paved pathways and areas covered with low maintenance bark.

NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, both bathroom fittings, the Leisure duel fuel range cooker in the kitchen and the washing machine, dishwasher, tumble dryer and fridge freezer in the utility room.

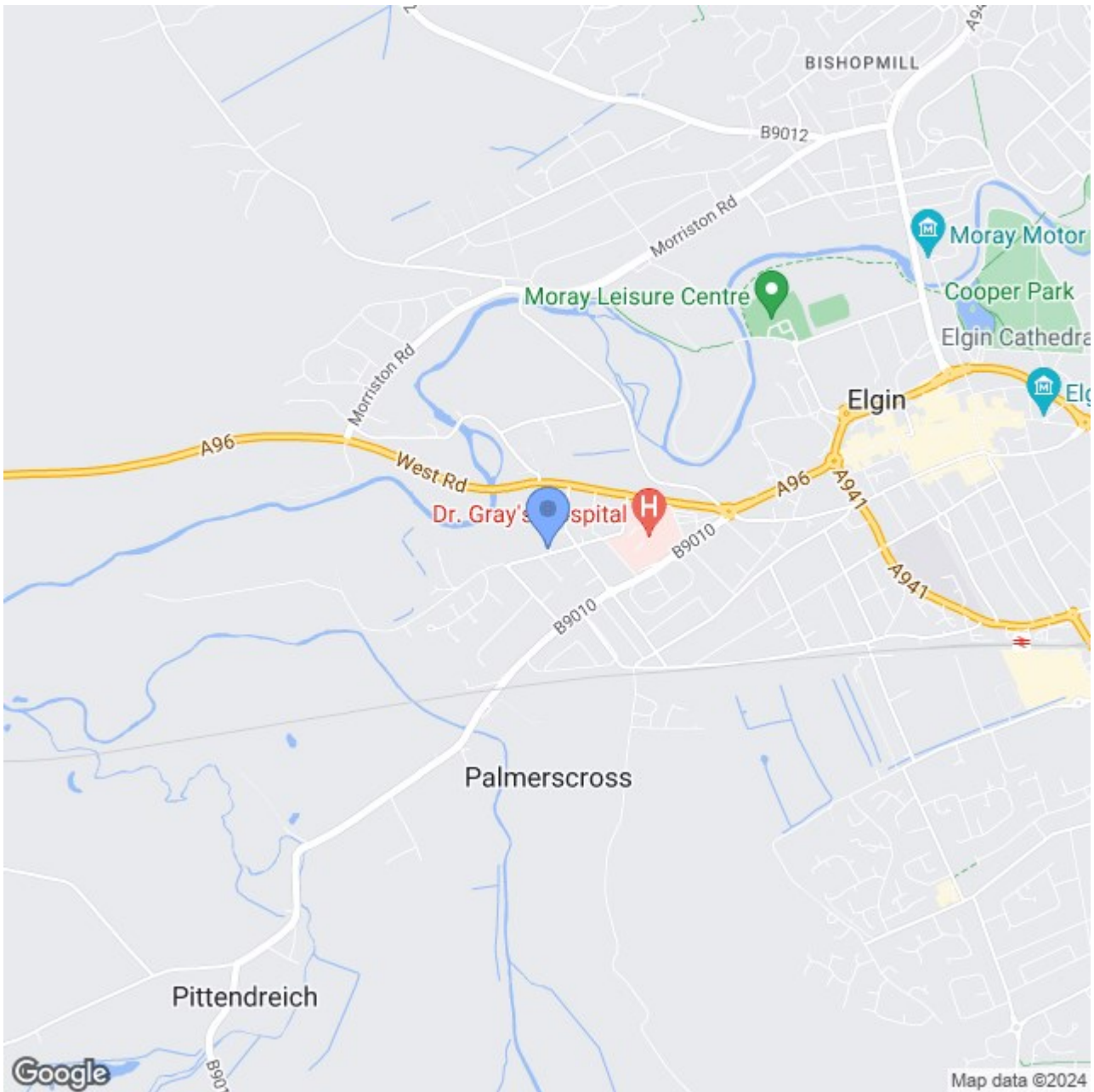
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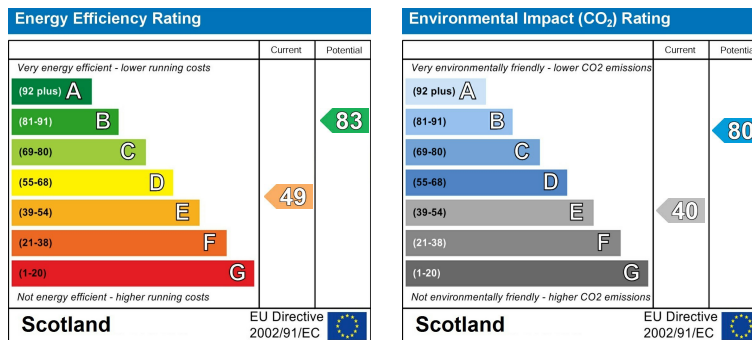


VIEWING CONTACT THE SELLING AGENT

Area Map



Energy Efficiency Graph



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