



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**11 West Covesea Road, Elgin, IV30 5QF**  
**Offers over £280,000**

Ideal family home situated in the popular 'Hamilton Gardens estate' in the Bishopmill area of Elgin and within the catchment area for Bishopmill Primary School and Elgin Academy. The accommodation comprises entrance hallway, lounge, dining kitchen; utility room, guest WC; garden room; four bedrooms (one en-suite) and a family bathroom. The property further benefits from double glazing, Hive controlled gas central heating, 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](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>

### ENTRANCE HALLWAY



Entrance door with glazed panel; wood effect flooring; ceiling light fitting.

### LOUNGE

15'3" x 10'2" (4.65m x 3.12m)



Window to front; wall mounted TV bracket; fitted carpet; ceiling light fitting.

### DINING KITCHEN

14'2" x 11'3" (4.32m x 3.45m)



Fitted kitchen in white; built-in electric oven; four ring gas hob and hood; integrated fridge freezer and dishwasher; spacious built-in storage cupboard; ample space for dining table and chairs; wood effect flooring; two ceiling light fittings; under unit lighting.

### UTILITY ROOM

9'3" x 4'1" (2.82m x 1.27m)



Window to rear; base units to match the kitchen; stainless steel sink; built-in storage cupboard with power and space for a tumble dryer.

### GUEST WC

6'3" x 3'10" (1.93m x 1.17m)

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

**GARDEN ROOM**

13'1" x 11'10" (3.99m x 3.63m)



Glazed on two sides with Cathedral style windows to rear; wall mounted TV bracket; wood effect flooring; ceiling light fitting.

**STAIRCASE AND LANDING**

Fitted carpet; ceiling light fitting.

**BEDROOM 1**

14'9" x 10'4" (4.50m x 3.15m)



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

**EN-SUITE SHOWER ROOM**

8'0" x 4'7" (2.44m x 1.40m)



Window to front; vanity mounted sink and WC; shower enclosure with mains shower; ceramic tile flooring; ceiling light fitting; extractor fan.

**BEDROOM 2**

11'10" x 9'3" (3.61m x 2.82m)



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

**BEDROOM 3**

9'8" x 8'7" (2.95m x 2.62m)

Window to rear; fitted carpet; ceiling light fitting.

**BEDROOM 4**

12'0" x 6'7" (3.66m x 2.01m)



Window to rear; fitted carpet; ceiling light fitting.

**FAMILY BATHROOM**

6'10" x 6'5" (2.09m x 1.98m)



Window to rear; sink; WC and bath with mains shower over; ceramic tile flooring; ceiling light fitting; extractor fan.

**GARAGE**

Up and over door; power; light and wall mounted gas central heating boiler.

**OUTSIDE**

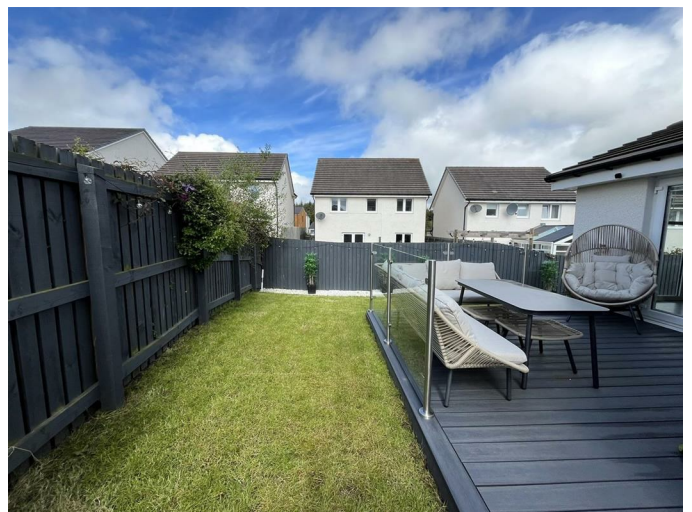


The garden to the front has an area of lawn and a driveway providing off-street parking for two cars. The fully enclosed rear garden has a composite decking area immediately outside the garden room with a glass Balustrade; the remainder of the garden is lawn with a gravel border.

**NOTES**

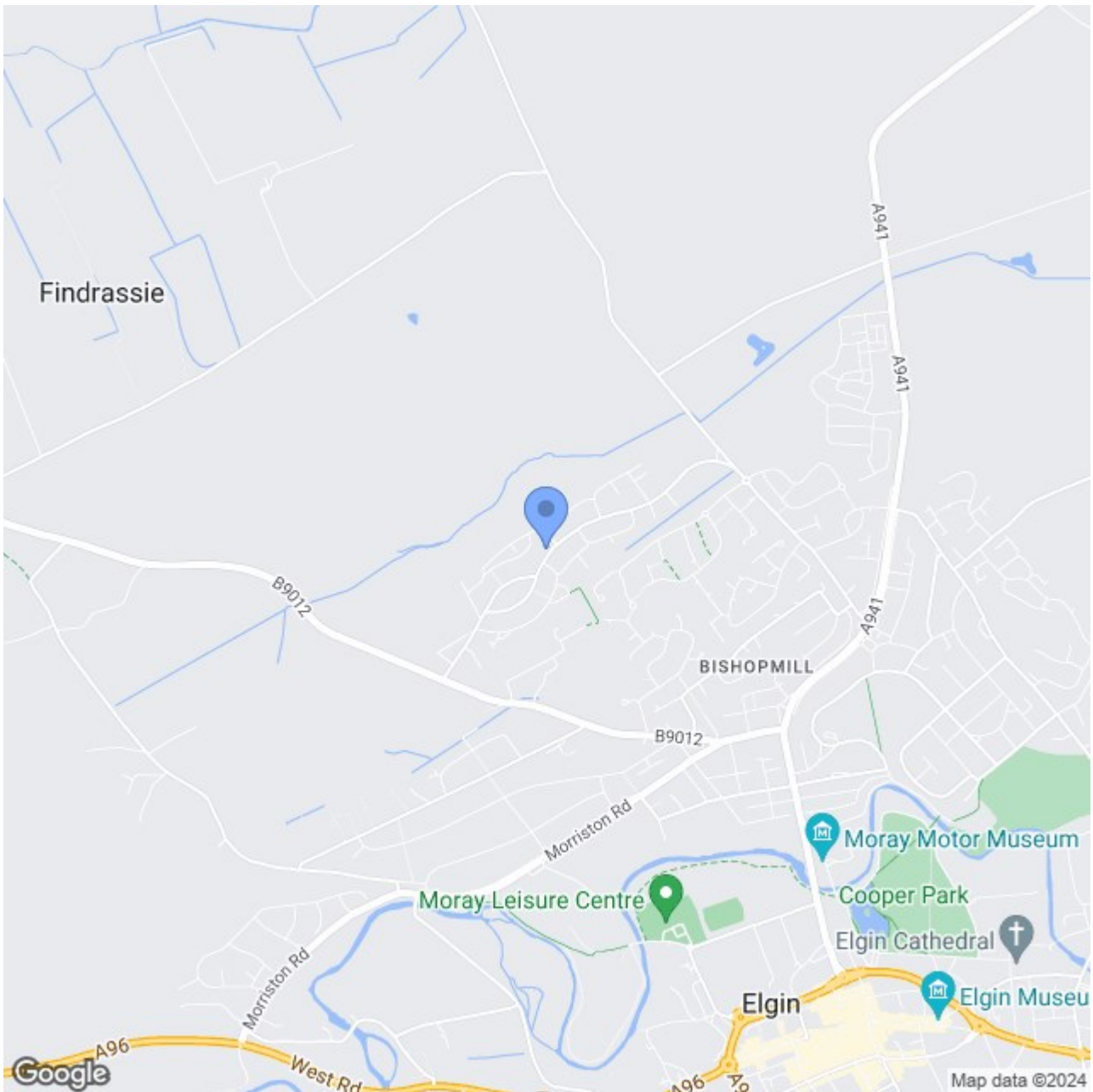
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom, en-suite and guest wc fittings; the built-in electric oven, gas hob, hood; integrated fridge freezer and dishwasher in the kitchen. all of the wall mounted TV brackets and the Hive heating control.

Council Tax Band: E

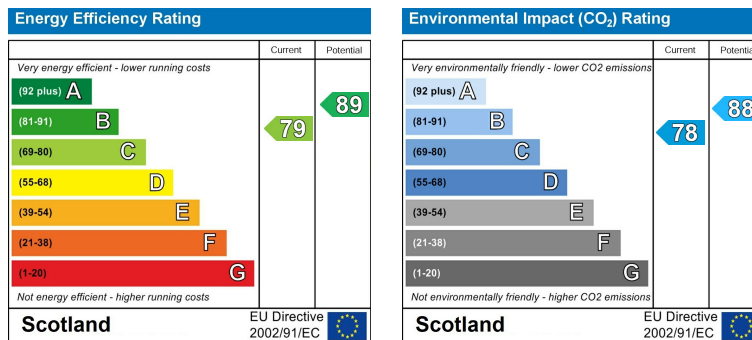


**VIEWING CONTACT SELLING AGENT**

## 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](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>