



**Harper
Macleod LLP**
Estate Agents & Solicitors



3 Slains Drive, Elgin, IV30 8AP

Offers over £210,000

Modern three bedroom semi-detached house built by respected local builder 'Springfield' and situated in a popular residential area in Elgin within walking distance to Elgin Golf Course. The accommodation comprises entrance hallway, guest WC, lounge, dining kitchen, three bedrooms and bathroom. The property, which is in excellent order throughout, further benefits from double glazing, air source / gas central heating, rear garden and driveway providing off-street parking.

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ENTRANCE HALLWAY



UPVC and glazed external door; ceiling light fitting; fitted carpet; door to guest WC; door to lounge; staircase to first floor.

GUEST WC

6'6" x 3'3" (2.00m x 1.01m)



Window to front; inset ceiling spotlights; vinyl flooring; wall mounted sink; WC; wall mounted chrome heated towel radiator.

LOUNGE

16'0" x 12'4" (4.90m x 3.77m)



Window to front; ceiling light fitting; fitted carpet; feature media wall finished in Venetian plaster with LED lighting and recessed shelving; door to dining kitchen.

DINING KITCHEN

16'2" x 9'2" (4.93m x 2.81m)



French doors lead out to rear garden; window to rear; inset ceiling spotlights and ceiling light fitting; wood effect vinyl flooring; modern fitted kitchen; built-in electric oven and microwave; four-ring gas hob and hood; integrated fridge freezer; integrated dishwasher; integrated washing machine; concealed gas central heating boiler; built-in under-stair storage cupboard; space for dining table and chairs.

STAIRCASE & LANDING



Window to side; ceiling light fitting; fitted carpet; hatch to the loft space; built-in storage cupboard.

BATHROOM

6'9" x 6'6" (2.07m x 1.99m)



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

BEDROOM 1

9'10" x 8'11" (3.01m x 2.74m)



Window to rear; ceiling light fitting; fitted carpet; double built-in wardrobe; door to en-suite shower room.

EN-SUITE SHOWER ROOM

7'3" x 4'8" (2.23m x 1.44m)



Internal room; inset ceiling spotlights; wood effect vinyl flooring; vanity mounted sink and WC; walk-in shower cubicle with mains shower; extractor fan.

BEDROOM 2

9'10" x 8'11" (3.01m x 2.74m)



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

BEDROOM 3

8'7" x 7'8" (2.64m x 2.36m)



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

OUTSIDE



The front of the property has been laid to gravel with a paved pathway leading to the front door. There is a block-paved driveway to the side of the property providing off-street parking for two cars. A gate leads to the rear garden. The fully enclosed rear garden is mainly laid to lawn with a paved Patio and area of decking; raised beds for planting; wooden shed.

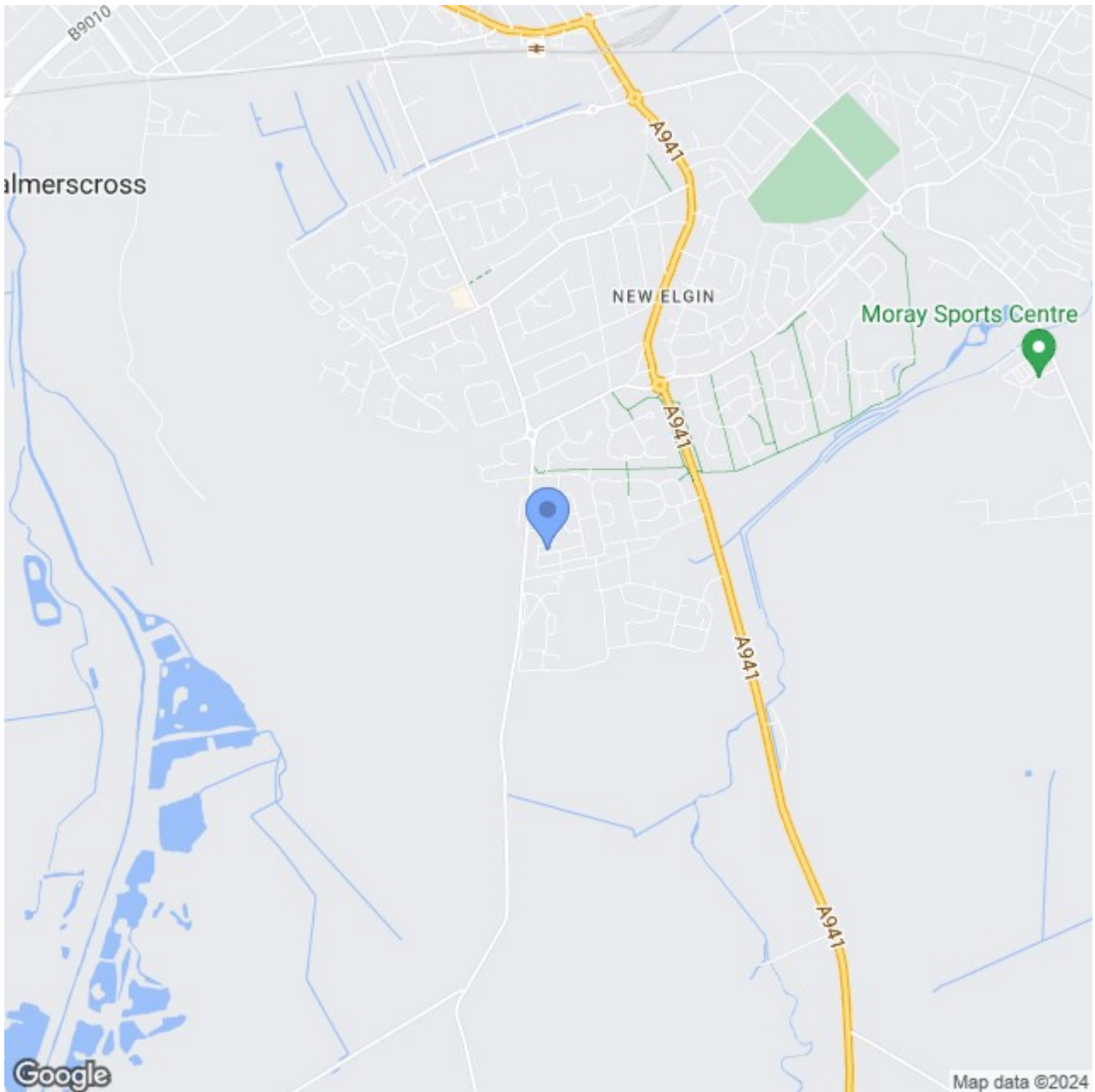
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all blinds and curtains, all bathroom, guest WC and en-suite shower room fittings, the built-in oven and microwave, hob, hood, integrated fridge freezer, integrated washing machine and integrated dishwasher in the kitchen and the wooden shed and rotary clothes dryer in the garden.

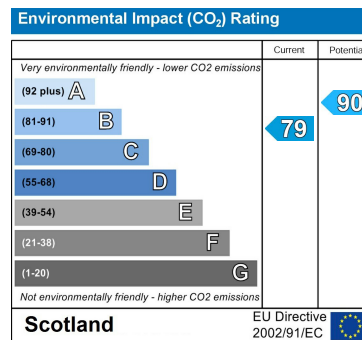
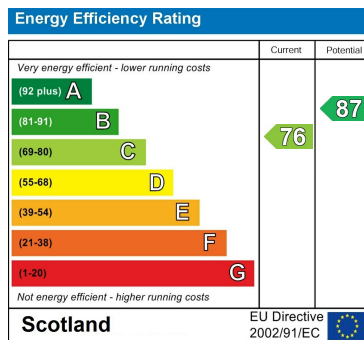
Council Tax Band: D

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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