



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**4 Mcmillan Avenue, Elgin, IV30 6GJ**

**Offers in the region of £255,000**

Detached four bedroom house situated in a popular residential area of Elgin with local amenities nearby. The accommodation comprises entrance vestibule, hallway, open plan lounge/dining room, conservatory, kitchen, utility room, four 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, garden and off-street parking.

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 VESTIBULE**

5'1" x 3'11" (1.55m x 1.20m)

Entrance door; windows either side; wood effect flooring; ceiling light fitting.

**HALLWAY**

12'7" x 7'2" (3.85m x 2.20m)



Window to front; two under stair storage cupboards; fitted carpet; ceiling light fitting.

**GUEST WC**

6'0" x 3'9" (1.84m x 1.15m)



Internal room; sink; wc; ceramic tile flooring; ceiling light fitting; extractor fan.

**OPEN PLAN LOUNGE DINER**

**LOUNGE**

12'9" x 10'5" (3.90m x 3.20m)



Window to front; solid Oak flooring; wall mounted electric fire; ceiling light fitting; two wall light fittings.

**DINING ROOM**

10'5" x 9'8" (3.20m x 2.95m)



Open plan from the lounge; French doors into the conservatory; solid Oak flooring; ceiling light fitting.

**CONSERVATORY**

13'5" x 9'8" (4.10m x 2.95m)



Glazed on three sides; ceramic tile flooring; ceiling light fitting; French doors to the rear garden.

**KITCHEN**

10'5" x 10'4" (3.20m x 3.15m)



Window to rear; fitted kitchen in light wood effect; built-in double electric oven; microwave; hob and hood; recessed American style fridge freezer; tile effect flooring; inset ceiling spotlights.

**UTILITY ROOM**

9'10" x 5'1" (3m x 1.56m)



Base unit; stainless steel sink; plumbing and space for washing machine and under counter fridge; vinyl flooring; ceiling light fitting; extractor fan.

**STAIR CASE AND LANDING**



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



**BEDROOM 1**

10'9" x 9'10" (3.30m x 3m)



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

**EN-SUITE SHOWER ROOM**

4'9" x 3'7" (1.45m x 1.10m)



Internal room; recently fitted vanity mounted sink; WC and recessed shower cubicle with mains shower; towel radiator; vinyl flooring; ceiling light fitting; extractor fan.

**BEDROOM 2**

9'10" x 9'10" (3m x 3m)



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

**BEDROOM 3**

10'5" x 7'10" (3.20m x 2.40m)



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

**BEDROOM 4**

8'6" x 8'6" (2.60m x 2.60m)



Window to front; vinyl flooring; ceiling light fitting.

**BATHROOM**

8'10" x 6'4" (2.70m x 1.95m)



Velux window to front; sink; WC and bath with mains shower over; Chrome towel radiator; ceramic tile flooring; inset ceiling spotlights; extractor fan.

**INTEGRAL GARAGE**

Recently fitted electric up and over door; wall mounted gas central heating boiler; power and light.

**OUTSIDE**



The garden to the front has an area of lawn with a mature planted tree and shrubs, a driveway providing off-street parking for two cars. The fully enclosed rear garden is mainly laid to lawn with paving and patio area; rotary clothes dryer.

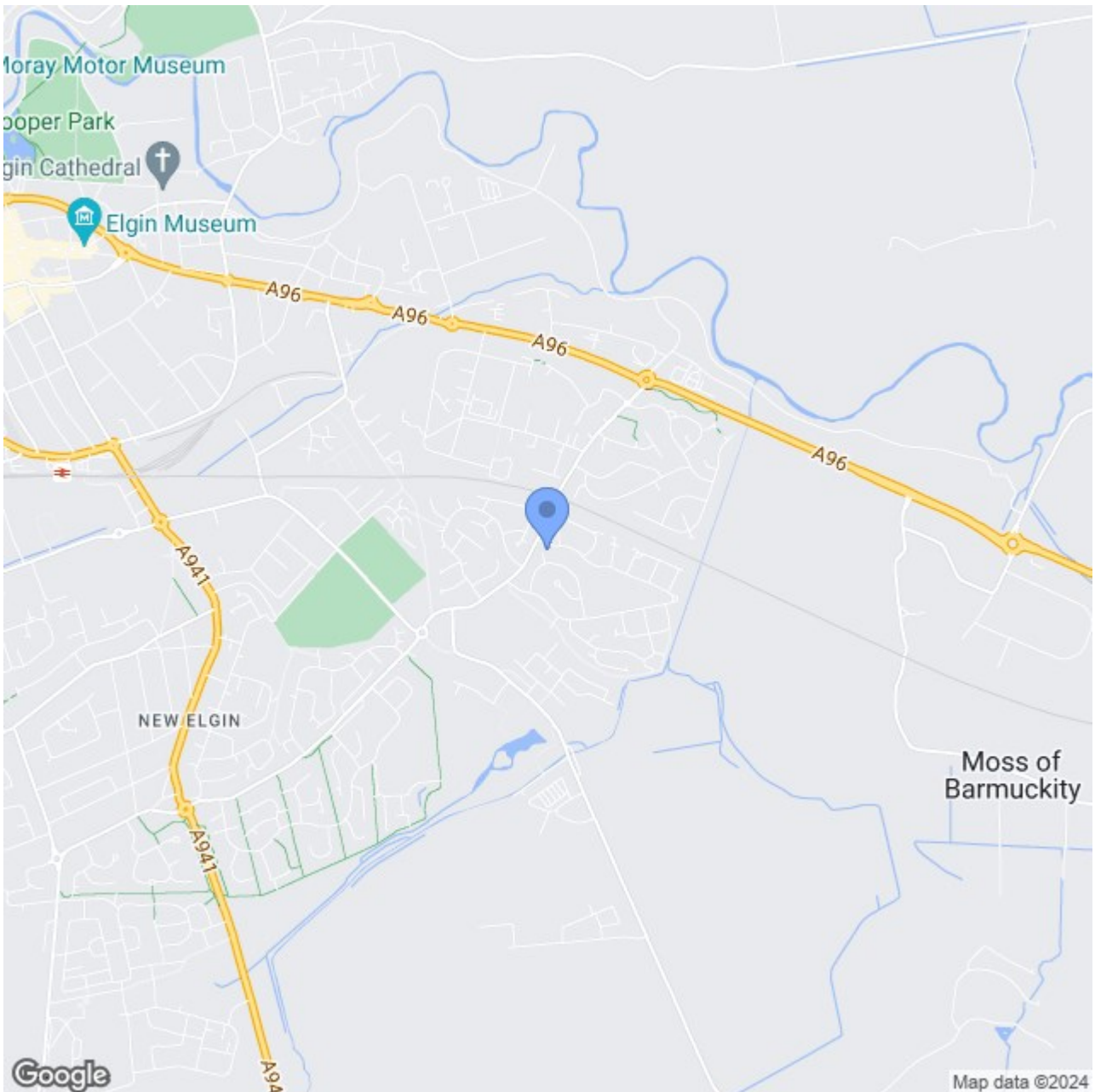
**NOTES**

Included in the asking price are all carpets and fitted floor coverings; all light fittings, all bathroom, en-suite and guest WC fittings; the built-in double electric oven, microwave, hob, hood and American style fridge freezer in the kitchen and the rotary clothes dryer in the garden.

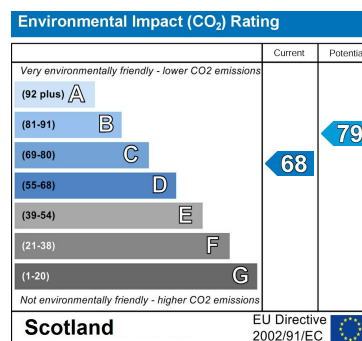
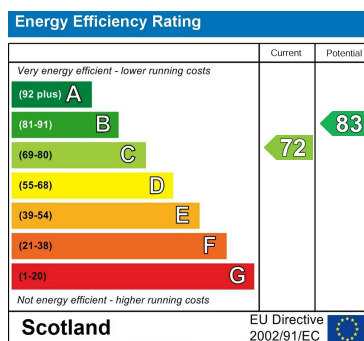
COUNCIL TAX BAND: E



## Area Map



## Energy Efficiency Graph



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