



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**20 Forteach Avenue, Elgin, IV30 1TF**

**Offers over £339,000**

Four bedroom split-level house situated in the sought after West End of Elgin with panoramic views over Elgin to the hills beyond and within walking distance to West End Primary School. The accommodation comprises entrance hallway, lounge/sun room, dining kitchen, guest WC, and on the lower level, four bedrooms (one with en-suite), utility room and newly renovated bathroom. The property further benefits from triple glazing on the ground floor, double glazing on the first floor, newly installed air source heating with Vaillant smart controls, solar panels, CCTV, garage, large driveway and garden.

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### ENTRANCE HALLWAY



UPVC door with glazed side panel; engineered oak flooring; two ceiling light fittings; hatch with ladder to the partially floored loft space.

### DINING KITCHEN

19'8" x 11'8" (6.00m x 3.56m)



Double aspect to front and rear; inset ceiling spotlights; ceramic tile flooring; modern fitted kitchen in white gloss with central Island; electric induction hob; hood; double built-in electric oven; integrated dishwasher; American style fridge freezer; space for dining table and chairs.

### LOUNGE / SUN ROOM

29'7" x 18'7" (9.03m x 5.67m)



Double aspect to front and rear; roof Velux window; Panoramic views over Elgin to the hills beyond; fireplace with open fire; ceiling light fitting; inset ceiling spotlights; fitted carpet.

### GUEST WC

5'6" x 3'2" (1.69m x 0.97m)



Internal room; ceiling light fitting; engineered oak flooring; WC; sink.

## STAIRCASE & LOWER LANDING



Wall light fitting; fitted carpet; built-in under-stair storage cupboard.

## BEDROOM 1

14'3" x 11'7" (4.36m x 3.54m)



French doors to the rear garden with windows either side; inset ceiling spotlights; fitted carpet; two sets of double wardrobes; fitted bedroom furniture; recessed storage area with hanging rails; door to en-suite shower room.

## EN-SUITE SHOWER ROOM

7'4" x 5'1" (2.25m x 1.55m)



Internal room; WC and sink; shower enclosure with mains fed shower; fixed shelving; extractor fan.

## BEDROOM 2

11'7" x 11'3" (3.55m x 3.44m)



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

**BEDROOM 4**

11'6" x 9'8" (3.51m x 2.96m)



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

**BATHROOM**

9'8" x 8'11" (2.97m x 2.74m)



Newly fitted bathroom

Window to side; ceiling light fitting; wall light fitting; Amtico flooring; WC; vanity mounted sink; walk-in shower cubicle with mains fed shower; free-standing bath.

**UTILITY ROOM**

6'8" x 5'10" (2.04m x 1.80m)



Window to side; wall light fitting; wood effect vinyl flooring; plumbing and space for washing machine; housing the air source heating system.

**BEDROOM 3**

12'9" x 9'8" (3.91m x 2.95m)



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

**REAR VESTIBULE**

6'0" x 5'1" (1.85m x 1.56m)

Wooden and glazed door with glazed side panel; ceiling light fitting; tile flooring.

**GARAGE**

21'3" x 14'11" (6.48m x 4.56m)

Electric remote-control door; power and light.

## OUTSIDE

The garden to the front is laid to low maintenance gravel and paving with mature shrubs and hedging. The rear garden is accessed from Young Street and has a large enclosed area for parking and area of lawn; further garden area which is laid to gravel with decorative planting.



## NOTES

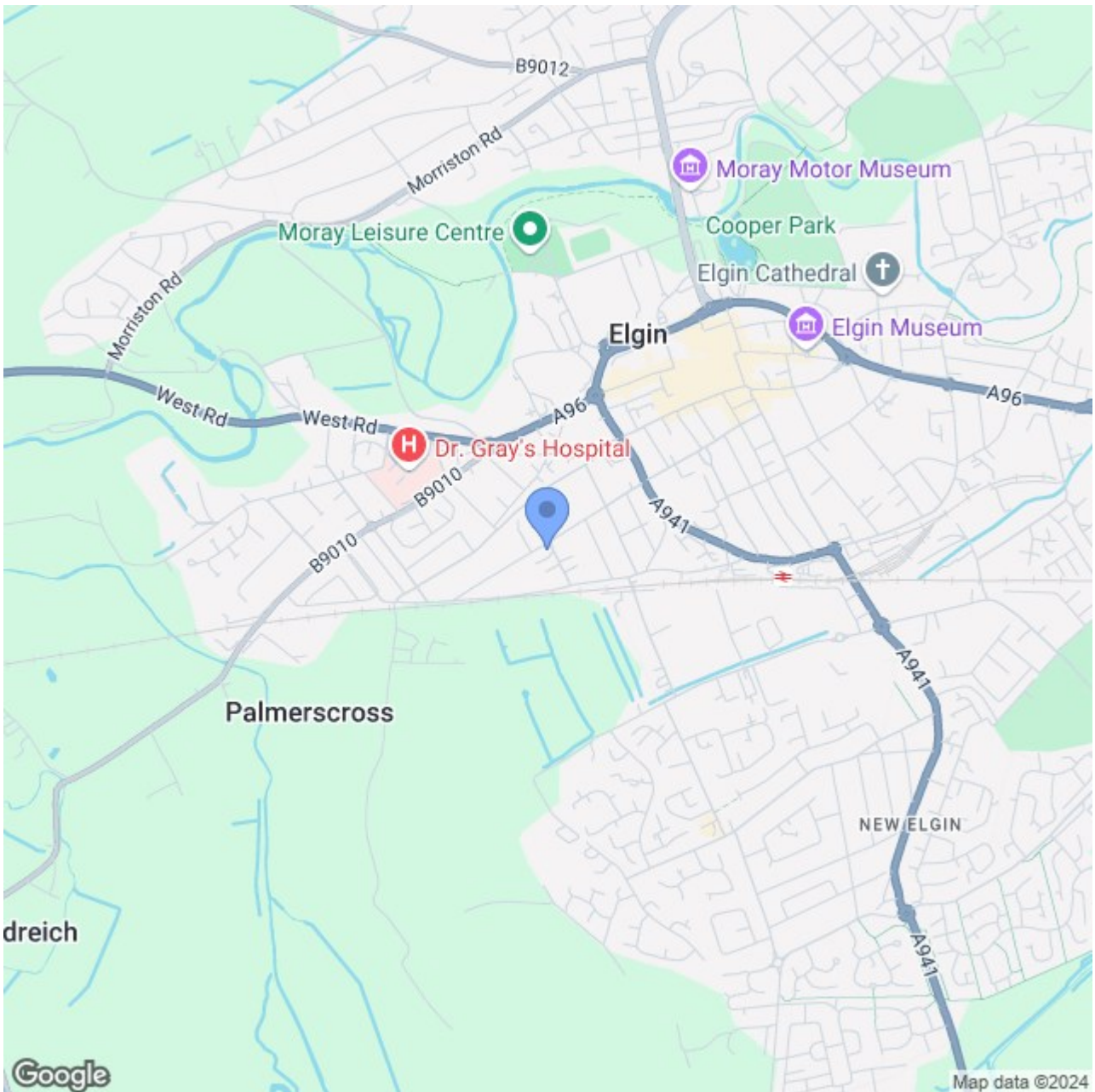
Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds and curtains, all bathroom fittings, the double oven, induction hob, hood, integrated dishwasher and American style fridge freezer in the kitchen, the fitted furniture in bedroom 1 and the metal shed in the garden.

Smoke alarms and heat detectors in the property are all compliant with current legislation.

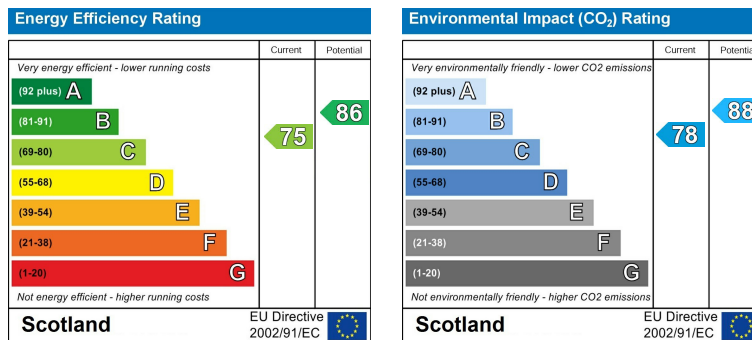
Council Tax Band: F

Viewings; Contact selling agent on 01343 555150.

## Area Map



## Energy Efficiency Graph



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