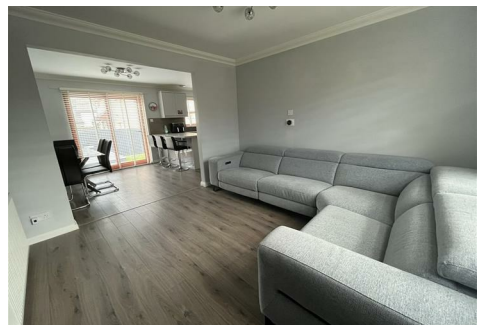
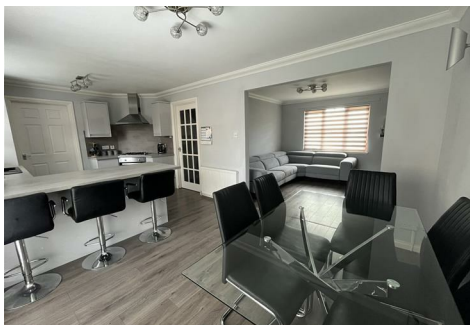




**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**33 Bain Avenue, Elgin, IV30 6GB**

**Offers over £235,000**

Modern four-bedroom semi-detached house situated in a popular residential area of Elgin. The accommodation comprises: entrance hallway, open-plan lounge / dining kitchen, utility room, four double bedrooms (one on ground floor with en-suite shower room), guest WC and family bathroom. The property further benefits from double glazing, gas central heating, driveway providing off-street parking and gardens to the front and rear.

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### ENTRANCE HALLWAY



Wooden door; ceiling light fitting; wood effect flooring; built-in storage cupboard housing electric consumer units; staircase to first floor; door to open plan lounge / dining kitchen.

### OPEN PLAN LOUNGE / DINING KITCHEN



### LOUNGE

11'5" x 11'3" (3.50m x 3.44m)



Window to front; ceiling light fitting; two wall light fittings; wood effect flooring; wall mounted TV bracket.

### DINING KITCHEN

19'7" x 10'4" (5.98m x 3.17m)



Patio doors lead out to the rear garden; window to rear; two ceiling light fittings; two wall light fittings; modern fitted kitchen in light grey gloss with breakfast bar; integrated fridge freezer; integrated dishwasher; built-in Beko electric oven and four-ring gas hob; hood; space for dining table and chairs; door to utility room.

**UTILITY ROOM**

10'11" x 8'6" (3.35m x 2.60m)



Wooden and glazed door to rear garden; wall and base units to match kitchen; sink and drainer; space and plumbing for washing machine; ceiling light fitting; wood effect flooring; door to guest WC; door to bedroom.

**GUEST WC**

5'7" x 2'11" (1.71m x 0.90m)



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

**GROUND FLOOR BEDROOM**

19'8" x 11'3" (6.00m x 3.45m)



Window to front; ceiling light fitting; fitted carpet; built-in cupboard housing the gas central heating boiler; built-in mirrored wardrobes with hanging space and access to the en-suite shower room.

**EN-SUITE SHOWER ROOM**

7'11" x 5'8" (2.43m x 1.74m)



Internal room; ceiling light fitting; wood effect flooring; WC; wall mounted sink; built-in shower cubicle with mains fed shower.

## STAIRCASE & LANDING



Ceiling light fitting; fitted carpet; hatch to the loft space.

## BEDROOM 1

13'6" x 11'9" (4.14m x 3.60m)



Two Velux windows to rear; ceiling light fitting; fitted carpet; double built-in mirrored wardrobes.

## BATHROOM

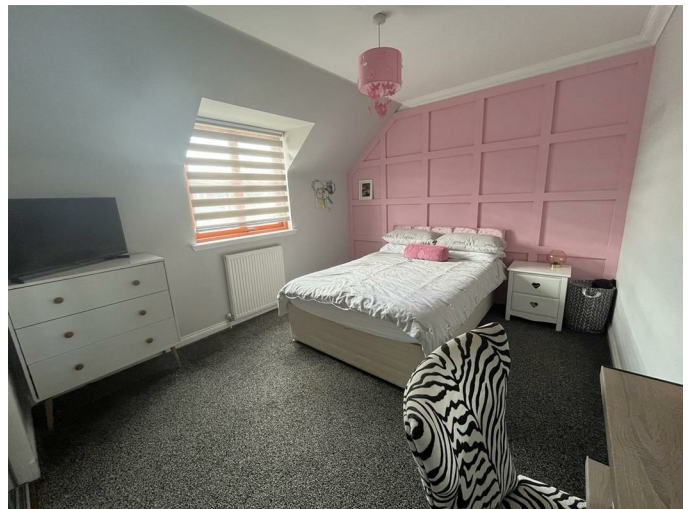
8'3" x 6'7" (2.53m x 2.03m)



Velux window to rear; ceiling light fitting; wood effect flooring; WC; wall mounted sink; bath with mains fed shower over; built-in storage unit; wall mounted chrome towel radiator; Xpelair fan.

## BEDROOM 2

14'7" x 10'2" (4.45m x 3.11m)



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

### BEDROOM 3

11'9" x 10'2" (3.60m x 3.11m)



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

### OUTSIDE



There is a gravelled driveway to the front providing off-street parking for two cars. The front garden is laid to lawn with a path leading round to a gate to the rear garden. The fully enclosed rear garden is also mainly laid to lawn with a paved Patio and decking area; two wooden sheds; rotary clothes dryer.



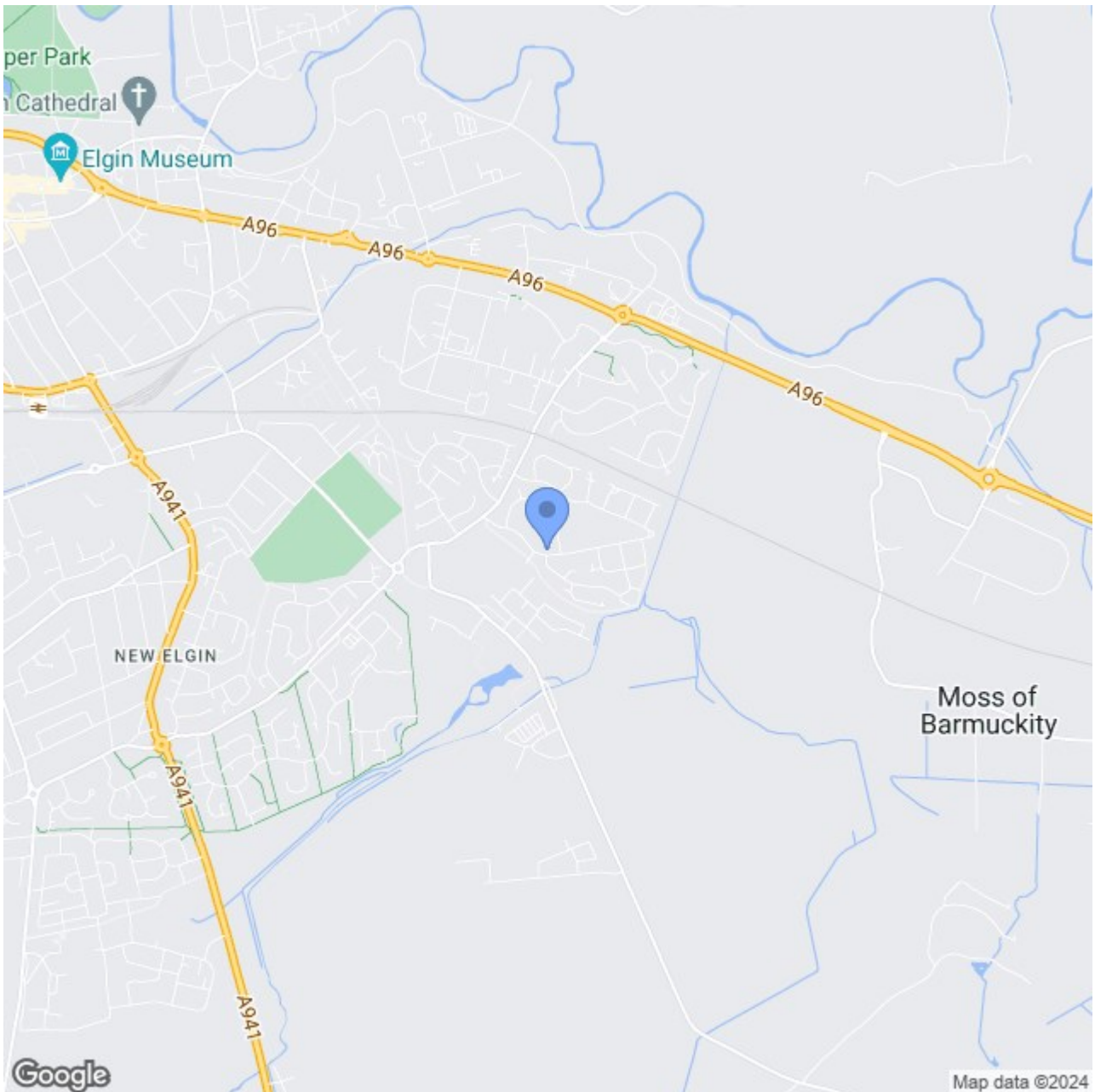
### NOTES

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

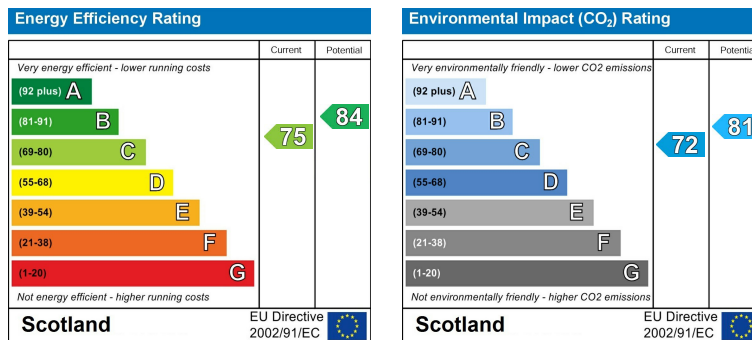
Council Tax Band: D

Viewings: Contact selling agent on 01343 555150.

## 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.

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