



**Harper
Macleod LLP**
Estate Agents & Solicitors



19 Wittet Drive, Elgin, IV30 1SE
Offers over £340,000

An exciting opportunity has arisen to purchase a spacious family home in the sought after West End of Elgin. 19 Wittet Drive is in an elevated position, set back from the road and with immaculate garden grounds. The accommodation on the ground floor comprises entrance vestibule, hallway, lounge, dining kitchen, utility room, open plan dining room, three double bedrooms, dressing room, study/bedroom 5, bathroom and shower room and a double bedroom on the first floor. The property further benefits from double glazing, oil fired central heating, garage and a driveway providing 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 <https://www.estateagencymoray.co.uk>

ENTRANCE VESTIBULE

Wooden and glazed entrance door; Quarry tile flooring; ceiling light fitting.

HALLWAY



Fitted carpet; double built-in storage cupboard; single shelved storage cupboard; fitted carpet; wall light fittings; cupboard housing the electric consumer units; two roof light windows.

OPEN PLAN DINING ROOM

13'6" x 10'2" (4.13m x 3.10m)



Window to rear; built-in shelved storage cupboard; fitted carpet; ceiling light fitting.

DRESSING ROOM

9'9" x 8'1" (2.98m x 2.48m)



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

BEDROOM 1

15'0" x 13'1" (4.58m x 4m)



Bay window to front; range of fitted bedroom furniture; vanity mounted sink; fitted carpet; four inset ceiling spotlights.

FAMILY BATHROOM

7'10" x 6'0" (2.41m x 1.84m)



Window to side; vanity mounted sink, WC and bath with tap/shower attachment; tile effect flooring; two inset ceiling spotlights; extractor fan.

DINING KITCHEN

19'8" approx x 12'1" at widest (6m approx x 3.69m at widest)



Window to side and two large picture windows in the dining area overlooking the rear garden; fitted kitchen in medium wood effect; built-in electric oven, grill and microwave; two ring electric hob and two burner gas hob and hood; integrated fridge; plumbed in dishwasher; free standing larder freezer; fixed dining table and bench seat; tile effect flooring; ceiling light fitting; inset ceiling spotlights; door to rear garden.

STUDY

13'1" x 11'5" (3.99m x 3.50m)



Bay window to front; range of bookshelves and storage cupboards; fitted carpet; inset ceiling spotlights.

BEDROOM 2

12'9" x 9'10" (3.91m x 3.02m)



Window to front; fitted bedroom furniture; fitted carpet; ceiling light fitting.

BEDROOM 3

12'9" x 9'10" (3.90m x 3m)



Window to front; fitted bedroom furniture; fitted carpet; ceiling light fitting.

SHOWER ROOM

10'2" x 4'2" (3.12m x 1.28m)



Roof light window; vanity mounted sink; WC and recessed shower enclosure with mains shower; wall mounted towel radiator; wall light fitting;

UTILITY ROOM

7'9" x 6'10" (2.38m x 2.09m)



Window to rear; range of base and wall units; plumbed in washing machine; tumble dryer; clothes pulley; vinyl flooring; ceiling light fitting; door to rear garden.

LOUNGE

19'2" x 13'11" (5.85m x 4.26m)



Patio doors to the rear garden with under pelmet lighting; tiled hearth with recessed living flame gas fire; fitted carpet; wall light fitting.

STAIRCASE AND LANDING

Range of storage cupboards; doors to two loft spaces; fitted carpet; ceiling light fitting.

BEDROOM 4

10'11" x 9'11" (3.34m x 3.03m)



Window to rear; double built-in wardrobes; fitted carpet; two wall light fittings.

GARAGE

Up and over door; power; light and water tap; boiler room to the rear of the garage houses the oil central heating boiler with access to the oil tank.

OUTSIDE



The property is set in an immaculate landscaped garden. To the front there is an area of lawn, bordered with mature shrubs and bound by a traditional stone wall.

A driveway leads to the garage and provides off-street parking for at least two cars.

A gate to the side of the property leads to the fully enclosed rear garden, again with a good size area of lawn, bordered with mature planted shrubs and trees; two Patio areas;(with

retractable awning over the patio doors to the lounge) a raised bed planted with a good selection of mature plants and shrubs; two wooden garden sheds; greenhouse and a rotary clothes dryer.

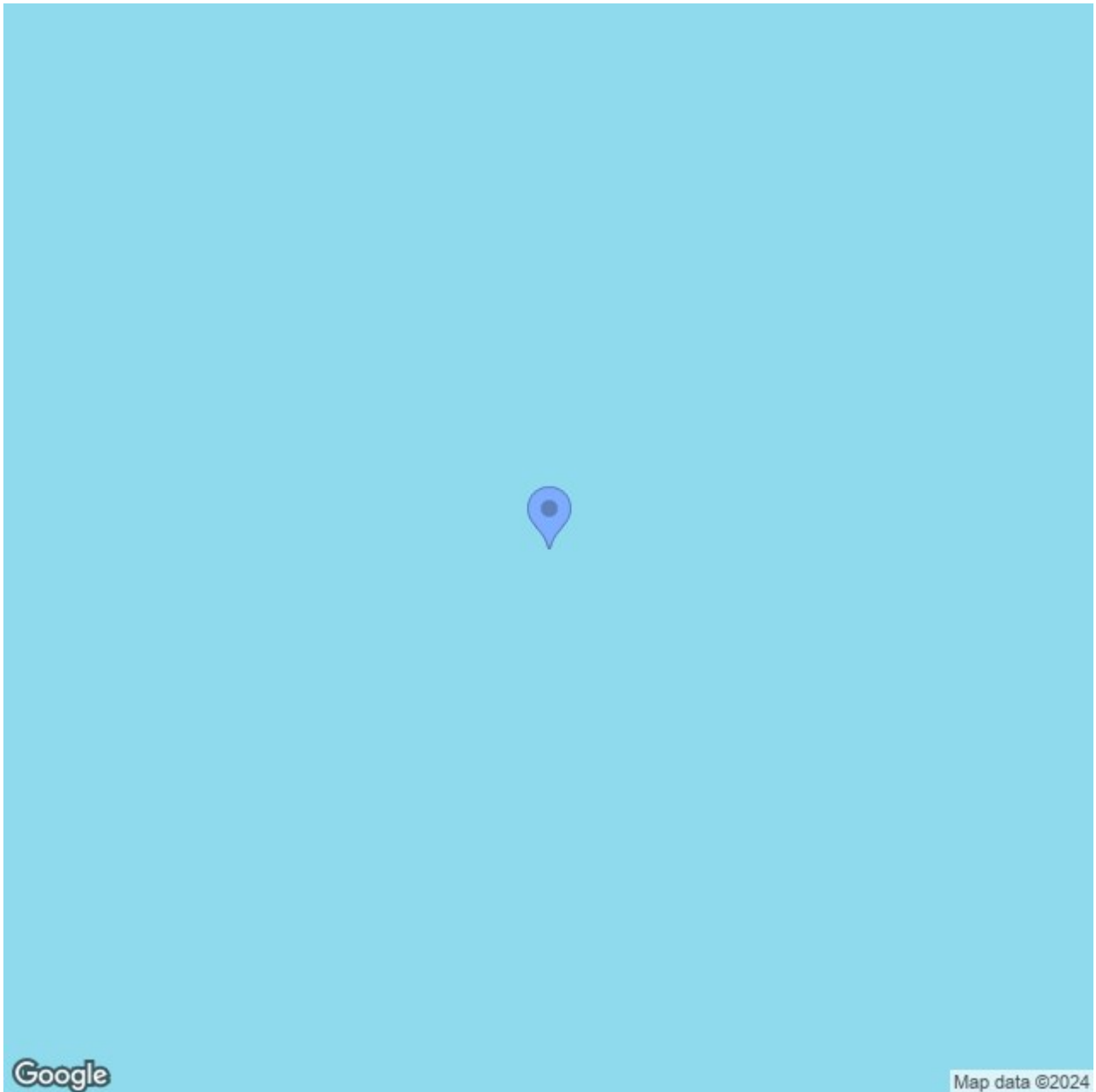
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom and shower room fittings; the built-in electric oven, grill, microwave; electric and gas hob, hood, integrated fridge; free standing larder freezer; dishwasher and the fixed table, bench seat and two chairs in the kitchen; the washing machine and tumble dryer in the utility room and the two wooden garden sheds; greenhouse and rotary clothes dryer in the garden.

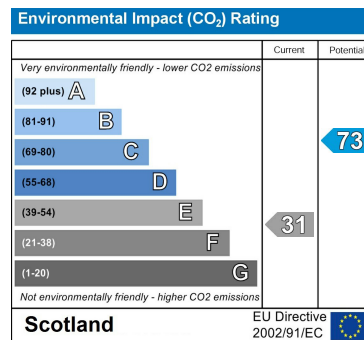
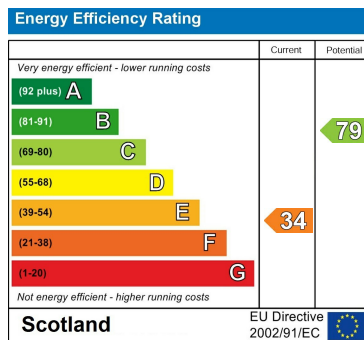
COUNCIL TAX BAND: F

VIEWING CONTACT SELLING AGENT 01343 555150

Area Map



Energy Efficiency Graph



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