



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



### **3 Crathes Court, Elgin, IV30 8TR**

**Offers over £400,000**

Immaculate detached four bedroom house situated in the popular Duncansfield development and ideally located for Elgin Golf Club.

The accommodation comprises on the ground floor: entrance vestibule; hallway; lounge; dining room; dining kitchen; sun lounge; utility room; shower room and on the first floor: four bedrooms (bedroom one with en-suite and walk-in wardrobe and bedroom two with a walk-in study/dressing room) and a family bathroom. This stylish property further benefits from double glazing, gas central heating; garage, garden. and a driveway provides 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**

7'4" x 6'0" (2.25m x 1.83m)

Entrance door; quality wood effect flooring; ceiling light fitting.

**HALLWAY**



Built-in storage cupboard; fitted carpet; two ceiling light fittings.

**LOUNGE**

17'5" x 13'8" (5.31m x 4.19m)



Triple windows to front; fitted carpet; inset ceiling spotlights.

**DINING ROOM**

11'9" x 10'8" (3.59m x 3.27m)



Window to side; fitted carpet; ceiling light fitting.

**DINING KITCHEN**



Kitchen(3.92m x 3.48m)

Dining Area (3.48m x 3.16m)

Window to rear; fitted kitchen in wood effect; built-in double electric oven; induction hob and hood; integrated fridge freezer and dishwasher; ceramic tile flooring; inset ceiling spotlights; open plan through to the sun lounge.

**UTILITY ROOM**

8'10" x 6'0" (2.70m x 1.85m)



Window to rear; base and wall units to match the kitchen; stainless steel sink; ceramic tile flooring; inset ceiling spotlights.

**SUN LOUNGE**

12'0" x 9'2" (3.68m x 2.81m)



Glazed on three sides; contemporary Hwam free standing log burner; ceramic tile flooring; inset ceiling spotlights.

**SHOWER ROOM**

7'1" x 3'7" (2.17m x 1.10m)

Internal room; vanity mounted sink and WC; shower cubicle with electric shower; chrome towel radiator; ceramic tile flooring; inset ceiling spotlights.

**STAIRCASE AND LANDING**



Fitted carpet; two ceiling light fittings; hatch to the loft space.

**BEDROOM 1**

13'10" x 11'0" (4.22m x 3.37m)



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



**EN-SUITE SHOWER ROOM**  
6'11" x 5'10" (2.12m x 1.79m)



Velux window to side; vanity mounted sink and WC; corner shower cubicle with mains shower; ceramic tile flooring; inset ceiling spotlights.

**BEDROOM 2**  
17'0" x 9'7" (5.19m x 2.93m)



Dormer window to front; built-in wardrobe; fitted carpet; ceiling light fitting.  
Walk-in Study/Dressing Room (1.98m x 1.84m) fitted carpet; inset ceiling spotlight.

**BEDROOM 3**  
12'10" x 9'0" (3.92m x 2.76m)



Dormer window to side; built-in wardrobe; fitted carpet; ceiling light fitting.

**BEDROOM 4**  
9'0" x 8'2" (2.76m x 2.51m)



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

### FAMILY BATHROOM

11'1" x 9'0" (3.38m x 2.76m)



Dormer window to side; vanity mounted sink and WC; bath with mains shower over; chrome tower radiator; ceramic tile flooring; inset ceiling spotlights.

### INTEGRAL GARAGE

Up and over door; power; light and housing the gas central heating boiler.

### OUTSIDE



The garden to the front is laid to lawn with a low hedge border. A loc-bloc driveway provides off street parking for two cars. The fully enclosed rear garden is mainly lawn with a patio area and area of low maintenance gravel.

### NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom, shower room,

en-suite and guest WC fittings; the built-in double electric oven, induction hob; hood, integrated fridge freezer and dishwasher in the kitchen and the Hwam log-burner in the sun lounge.

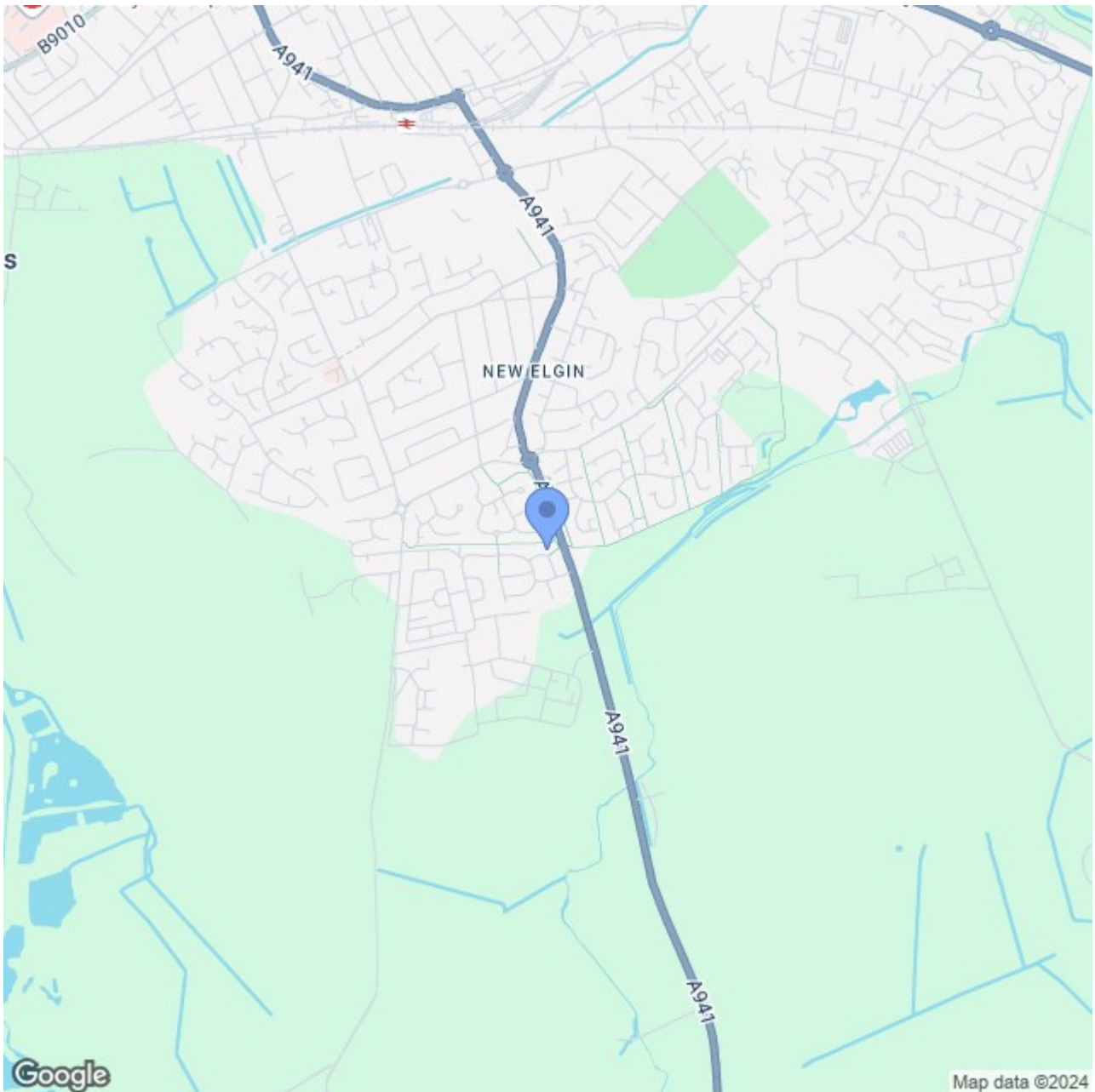
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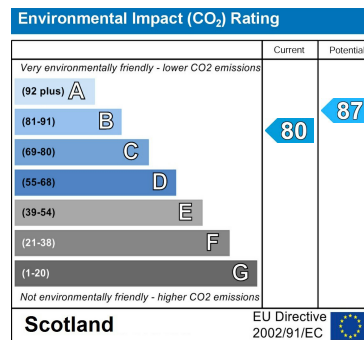
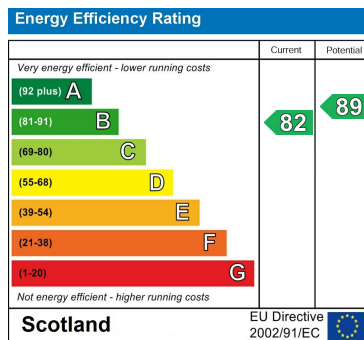
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## Area Map



## Energy Efficiency Graph



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