



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**53 Cawdor Avenue, Elgin, IV30 8AH**

**Offers over £255,000**

Modern semi-detached house built by Springfield to their "Nairn" design and situated in a popular residential area of Elgin, within walking distance of Elgin Golf Club. The accommodation comprises: entrance hallway, lounge, open plan dining kitchen/ sun room, three bedrooms (one with en-suite), guest WC, utility room and family bathroom. The property further benefits from double glazing, hybrid air source/gas central heating, front and rear gardens, integral garage and driveway providing off- street parking.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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### ENTRANCE HALLWAY



UPVC & glazed front door, full length picture window, ceiling light fitting, Moduleo flooring, door to lounge, door to garage, staircase to first floor.

### LOUNGE

16'4" x 11'3" (5m x 3.45m)



Window to front, inset ceiling spotlights, fitted carpet, built-in storage cupboard, double wooden & glazed doors lead to the open plan dining kitchen and sun room.

### DINING KITCHEN

18'9" x 8'10" (5.73m x 2.71m)



Window to rear, inset ceiling spotlights; Moduleo flooring, modern fitted kitchen in white with breakfast bar, integrated dishwasher, integrated fridge freezer, double built-in oven, gas hob, hood, space for dining table & chairs opening through to sun room, door to utility.

### SUN ROOM

11'3" x 9'4" (3.45m x 2.85m)



Glazed on three sides with French doors leading out to the rear garden, inset ceiling spotlights, Moduleo flooring.

### UTILITY ROOM

7'4" x 6'5" (2.26m x 1.98m)



UPVC & glazed door to rear garden, ceiling light fitting, Moduleo flooring, worktop and base units to match the kitchen, sink & drainer, space & plumbing for washing machine & tumble dryer, Daikin Hybrid heat pump boiler, door to guest WC.

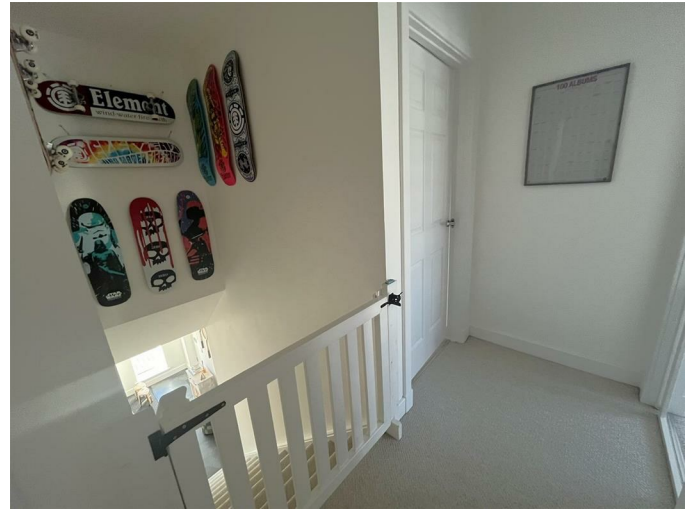
### GUEST WC

6'5" x 4'10" (1.97m x 1.48m)



Internal room, inset ceiling spotlights, Moduleo flooring, WC, wall mounted sink, chrome wall mounted towel radiator, extractor fan.

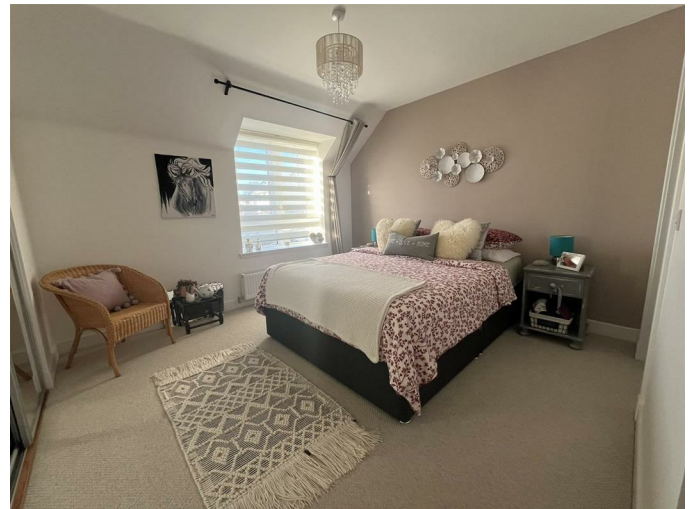
### STAIRCASE & LANDING



Ceiling light fitting, fitted carpet, hatch to the loft space, two built-in storage cupboards.

### BEDROOM 1

11'4" x 10'11" (3.47m x 3.34m)



Window to front, ceiling light fitting, fitted carpet, double built-in mirrored wardrobes, door to en-suite shower room.

**EN-SUITE SHOWER ROOM**  
7'3" x 5'4" (2.21m x 1.64m)



Window to side, inset ceiling spotlights, Moduleo flooring, vanity mounted WC, & sink, built-in shower cubicle with mains fed shower, extractor fan. .

**BEDROOM 2**  
16'1" x 10'0" (4.91m x 3.05m)



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

**BEDROOM 3**  
14'7" x 8'8" (4.46m x 2.66m)



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

**BATHROOM**  
8'5" x 8'4" (2.59m x 2.55m)



Window to rear, inset ceiling spotlights, Moduleo flooring, vanity mounted sink, & WC, bath with mains fed shower over, chrome wall mounted towel radiator.

**INTEGRAL GARAGE**  
Up and over door, power & light.

## OUTSIDE



The front garden is laid to lawn with planted borders. A loc-bloc driveway provides off street parking for two cars. A gate to the side of the property leads round to the fully enclosed rear garden which is laid to paving with gravelled borders, rotary clothes dryer, fixed pergola.

### NOTES

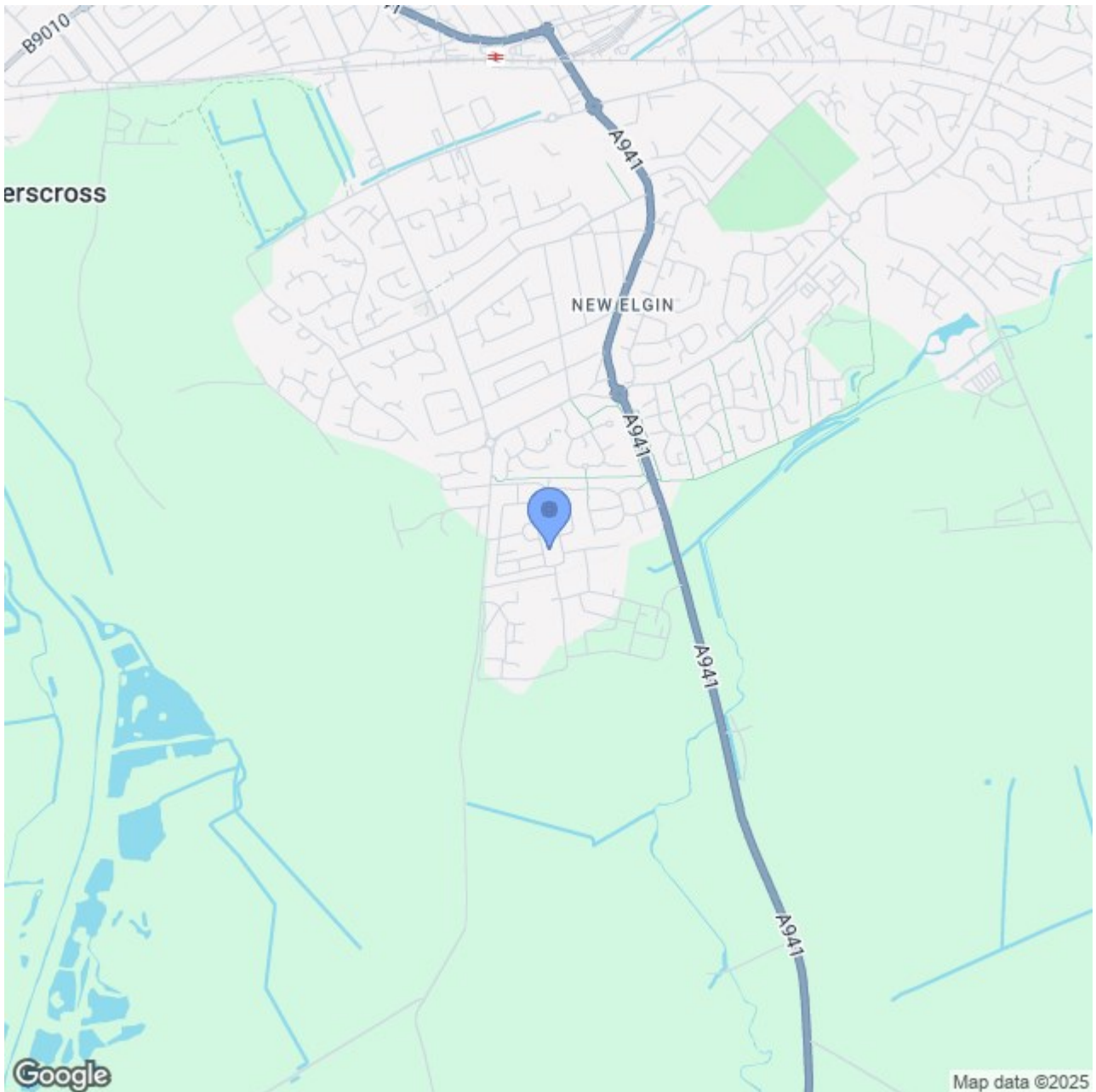
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all blinds, all bathroom, en-suite & guest WC fittings, the integrated dishwasher, integrated fridge freezer, built-in double oven, gas hob and hood in the kitchen and the rotary clothes dryer in the garden.

The Pergola will be removed if not required

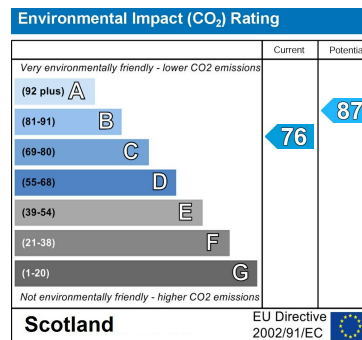
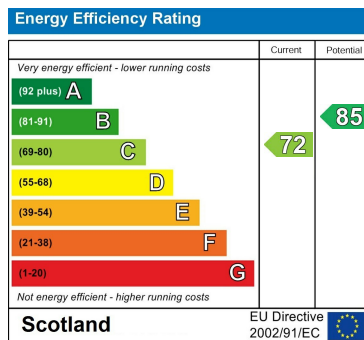
COUNCIL TAX BAND: E

VIEWING ARRANGEMENTS: Contact Selling Agent on 01343 555150

## Area Map



## Energy Efficiency Graph



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