



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**63 Beils Brae, Urquhart, IV30 8XQ**  
**Offers in the region of £285,000**

**\*\*£10,000 BELOW HOME REPORT VALUATION!\*\***

Deceptively spacious detached house in the peaceful village of Urquhart and within short commuting distance of both Elgin and Lossiemouth. The accommodation comprises on the ground floor; entrance hallway, lounge, dining room, dining kitchen, utility room, shower room, two double bedrooms (one with en-suite shower room) and on the first floor, three further double bedrooms and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, oil central heating, garden and driveway.

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## ENTRANCE HALLWAY



Composite and glazed entrance door; wood effect flooring; ceiling light fitting.

## BEDROOM 2

11'5" x 9'10" approximately (3.50m x 3m approximately)



Window to front; fitted carpet; ceiling light fitting.

## SHOWER ROOM

5'8" x 4'1" (1.73m x 1.27m)



Internal room; vanity mounted sink, WC; recessed shower cubicle with mains shower; wood effect flooring; ceiling light fitting; extractor fan.

## LOUNGE

15'9" x 13'6" (4.82m x 4.14m)



Window to front; contemporary free standing log burner; fitted carpet; ceiling light fitting; open plan to the dining room.

**DINING ROOM**

13'5" x 9'6" (4.11m x 2.90m)



Window to rear; fitted carpet; ceiling light fitting.

**DINING KITCHEN**

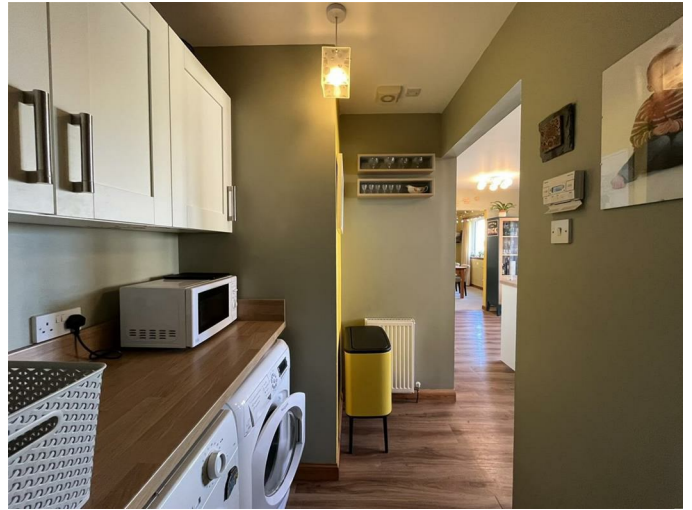
16'0" x 9'4" (4.90m x 2.87m)



Window and French doors to the rear garden; fitted kitchen in high gloss contrasting purple and cream; built-in double electric oven, hob and hood; integrated fridge freezer; plumbing and space for dishwasher; wood effect flooring; two ceiling light fittings.

**UTILITY ROOM**

7'5" x 5'8" (2.28m x 1.73m)



Internal room; wall units to match the kitchen; plumbing and space for washing machine and tumble dryer; wood effect flooring; ceiling light fitting; extractor fan.

**BEDROOM 1**

13'0" x 10'5" (3.97m x 3.18m)



Window to front; fitted carpet; ceiling light fitting.



**EN-SUITE SHOWER ROOM**

10'3" x 7'7" (3.14m x 2.32m)



Window to rear; sink; WC and wet-room style shower enclosure with mains shower; chrome towel radiator; built-in storage cupboard; water proof vinyl flooring; ceiling light fitting; extractor fan.

**STAIRCASE AND LANDING**



Velux window to rear; fitted carpet; ceiling light fitting.

**BEDROOM 3**

12'10" x 11'7" (3.93m x 3.54m)



Window to front; fitted carpet; ceiling light fitting.

**BEDROOM 4**

13'1" x 9'9" approximately (4m x 2.99m approximately)



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

### BEDROOM 5

13'1" x 9'9" approximately (4m x 2.99m approximately)



Window to side; fitted carpet; ceiling light fitting.

### BATHROOM

8'3" x 6'0" (2.52m x 1.85m)



Velux window to rear; sink; WC and bath with tap/shower attachment; chrome towel radiator; vinyl flooring; ceiling light fitting; extractor fan.

### OUTSIDE



The garden to the front is mainly lawn and bound by high hedging giving a good degree of privacy; Summerhouse/Gym lies to the side of the house and a driveway provides off-street parking. The garden to the rear is also mainly lawn with a patio area and a covered area of decking and wooden store.

### NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom, shower room and en-suite fittings; the built-in double electric oven, hob, hood and integrated fridge freezer in the kitchen and the summerhouse/store in the garden.

COUNCIL TAX BAND: D

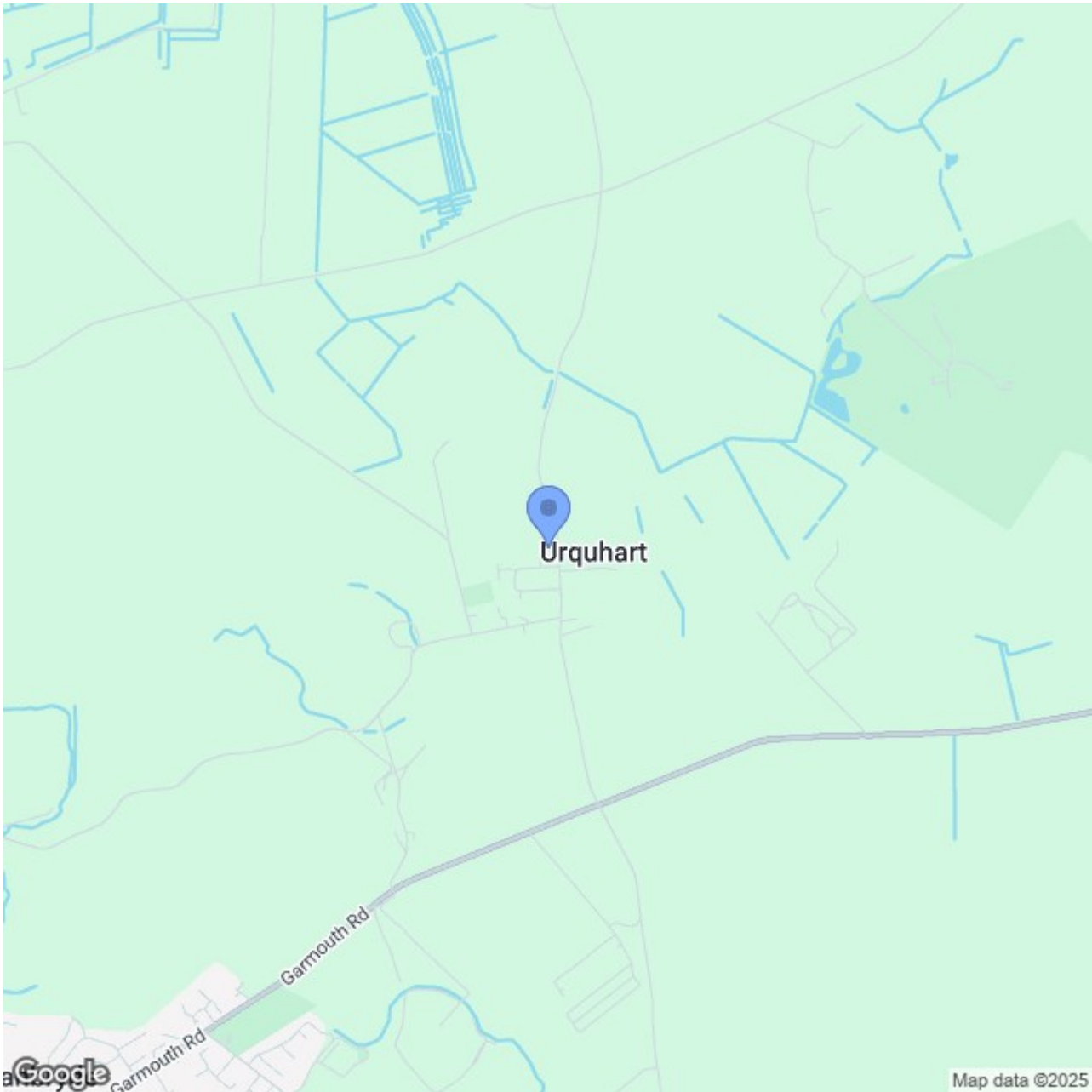
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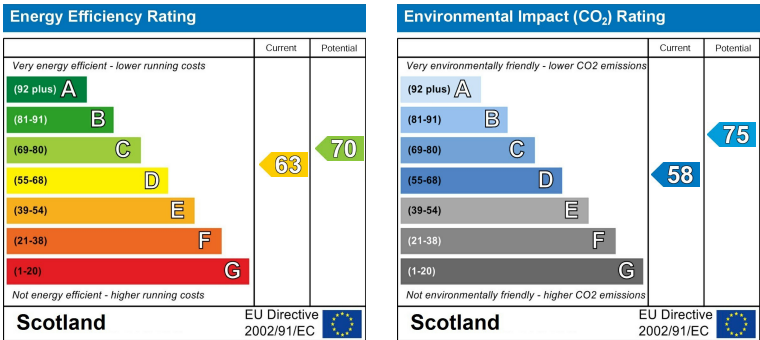




Area Map



Energy Efficiency Graph



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