



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**7 Queen Street, Elgin, IV30 1RR**  
**Offers over £430,000**

An exciting opportunity has arisen to purchase a traditional stone built Villa which has been a cherished family home for the same owners for over thirty years. Situated in an ideal location within walking distance of the town centre, railway station and local primary schools, this delightful property retains many original period features. The accommodation comprises on the ground floor, entrance vestibule, hallway, lounge, sitting room, dining room, kitchen, ground floor bedroom, shower room, rear vestibule and on the first floor, a further three double bedrooms, single bedroom, bathroom and box room. The property further benefits from mostly double glazing, gas central heating, gardens front and rear and a driveway providing off-street parking. A video tour is available on request.



### ENTRANCE VESTIBULE

6'9" x 5'8" (2.07m x 1.73m)

Wooden storm doors with stained glass transom window above; recessed cloak cupboards either side; fixed shelving; solid wood flooring ceiling light fitting.

### HALLWAY



Window to rear; fitted carpet; ceiling light fitting.

### SITTING ROOM

18'0" x 14'2" (5.50m x 4.33m)



Window to front; feature fireplace with gas living flame fire; two built-in cupboards; fitted carpet; ceiling light fitting.

### LOUNGE

14'4" x 13'1" (4.38m x 3.99m)



Bay window to front; feature fireplace with open fire; two recesses either side; fitted carpet; ceiling light fitting.

### GROUND FLOOR BEDROOM

12'7" x 10'9" (3.85m x 3.28m)



Window to rear; feature fireplace; shelved recess; fitted carpet; ceiling light fitting.

**SHOWER ROOM**

9'6" x 7'11" (2.91m x 2.42m)



Window to side; sink; WC and shower cubicle with electric shower; wood effect flooring; ceiling light fitting.

**DINING ROOM**

13'10" x 13'6" (4.24m x 4.13m)



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

**PANTRY**

8'2" x 4'6" (2.50m x 1.38m)

Window to rear; fitted carpet

**REAR VESTIBULE**

10'7" x 5'2" (3.24m x 1.60m)

Window to rear; concrete floor; ceiling light fitting; door to the rear garden.

**KITCHEN**

10'11" x 9'0" (3.33m x 2.75m)



Window to side; fitted kitchen in Pine effect; built-in double electric oven; four ring gas hob and hood; integrated fridge freezer; wood effect flooring; inset ceiling spotlights.

**STAIRCASE AND LANDING**



Feature window to rear; fitted carpet; ceiling light fitting; hatch with pull down ladder to the fully lined and floored loft space.



**BEDROOM 3**

12'7" x 11'9" (3.86m x 3.60m)



Window to rear; feature fireplace; fitted carpet; ceiling light fitting.

**BEDROOM 2**

13'4" x 12'5" (4.07m x 3.81m)



Window to front; feature fireplace; fitted carpet; ceiling light fitting.

**BEDROOM 4**

8'10" x 8'3" (2.71m x 2.52m)



Feature window to front; fitted carpet; ceiling light fitting.

**BEDROOM 1**

15'4" x 13'3" (4.69m x 4.05m)



Window to front; feature fireplace; fitted carpet; ceiling light fitting.



## BATHROOM

8'8" x 8'0" (2.66m x 2.46m)



Window to side; sink; WC; and freestanding roll top bath; fitted carpet ceiling light fitting.

## BOX ROOM

13'1" x 8'2" (4.01m x 2.50m)

Velux window to rear; range of fixed cupboards; wall mounted gas central heating boiler; water tank; fitted carpet.

## OUTSIDE



The garden to the front is bound with a traditional stone wall, has two areas of lawn with planted borders and a pathway leading to the property. A driveway leads to the rear garden and provides off street parking for at least two cars. The south west facing rear garden benefits from sun most of the afternoon and is also bound by traditional stone wall with an area of lawn, patio area, mature planted borders, two outhouses and clothes poles and ropes.

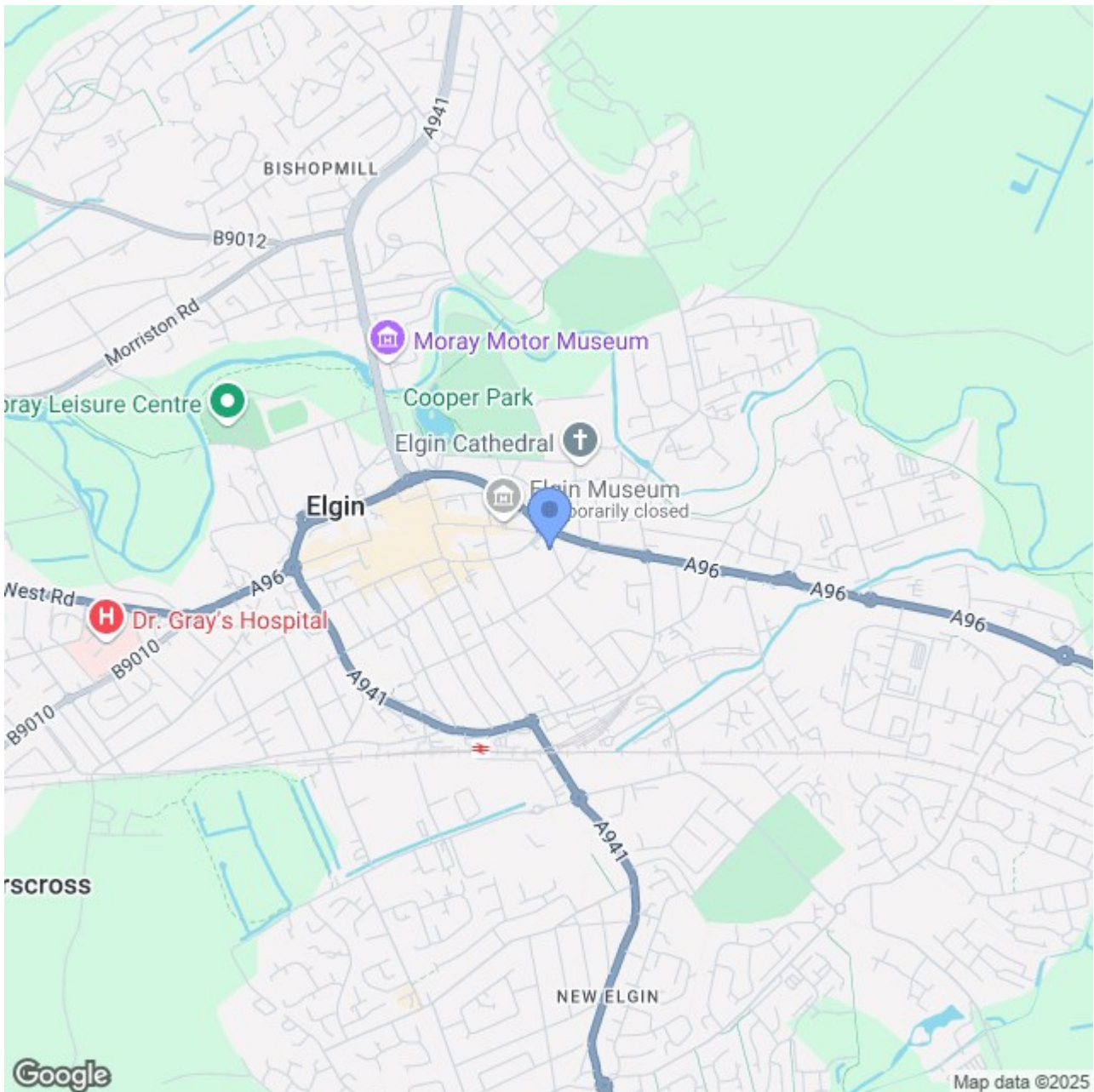
## NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and shower room fittings; the built in double electric oven, four ring gas hob, hood and integrated fridge freezer in the kitchen and the clothes poles and ropes in the garden.

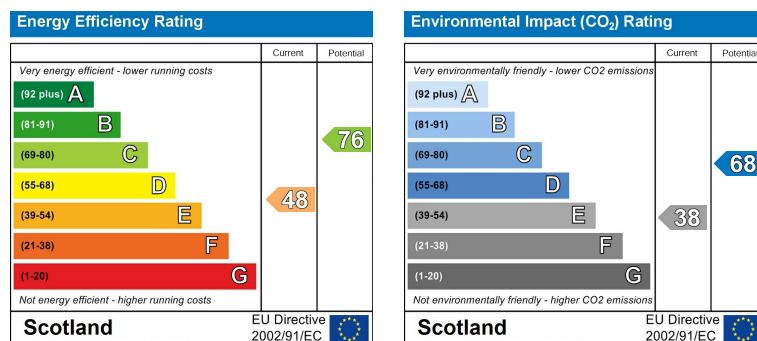
Council Tax Band: E



## Area Map



## Energy Efficiency Graph



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