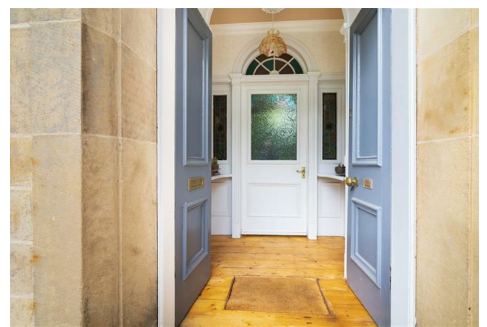




**Harper
Macleod LLP**
Estate Agents & Solicitors



7 Queen Street, Elgin, IV30 1RR

Offers over £430,000

An exciting opportunity awaits with the sale of 7 Queen St, Elgin, a traditional stone built villa that has been a much loved family home for over 30 years. Ideally located on a quiet residential street, close to the beautiful Cooper Park with its cycle paths, running areas and duck pond, within walking distance of the town centre, railway station and local primary schools, this charming property beautifully combines the character of original period features with the comfort of modern living. Stepping through the elegant entrance vestibule, complete with solid wood flooring and stain glass detailing, you are welcomed into a bright hallway that leads to generous living spaces. The cosy sitting room with its feature fireplace and large window overlooking green space, exudes warmth whilst the lounge offers an elegant retreat enhanced by an open fire and attractive bay window. A separate dining room is perfect for family gatherings. The ground floor also boasts a double bedroom, a stylish shower room and a convenient rear vestibule opens directly to the garden. Upstairs, the accommodation continues with three spacious double bedrooms and a single bedroom. Each of the double bedrooms enjoys a charming fireplace. New windows flood the rooms with natural light. The family bathroom features a freestanding roll top bath and a traditional feel that complements the home's character while a box room provides excellent storage solutions. Throughout, the home benefits from

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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

18'1"(into the bay) x 13'1" (5.53m(into the bay) 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

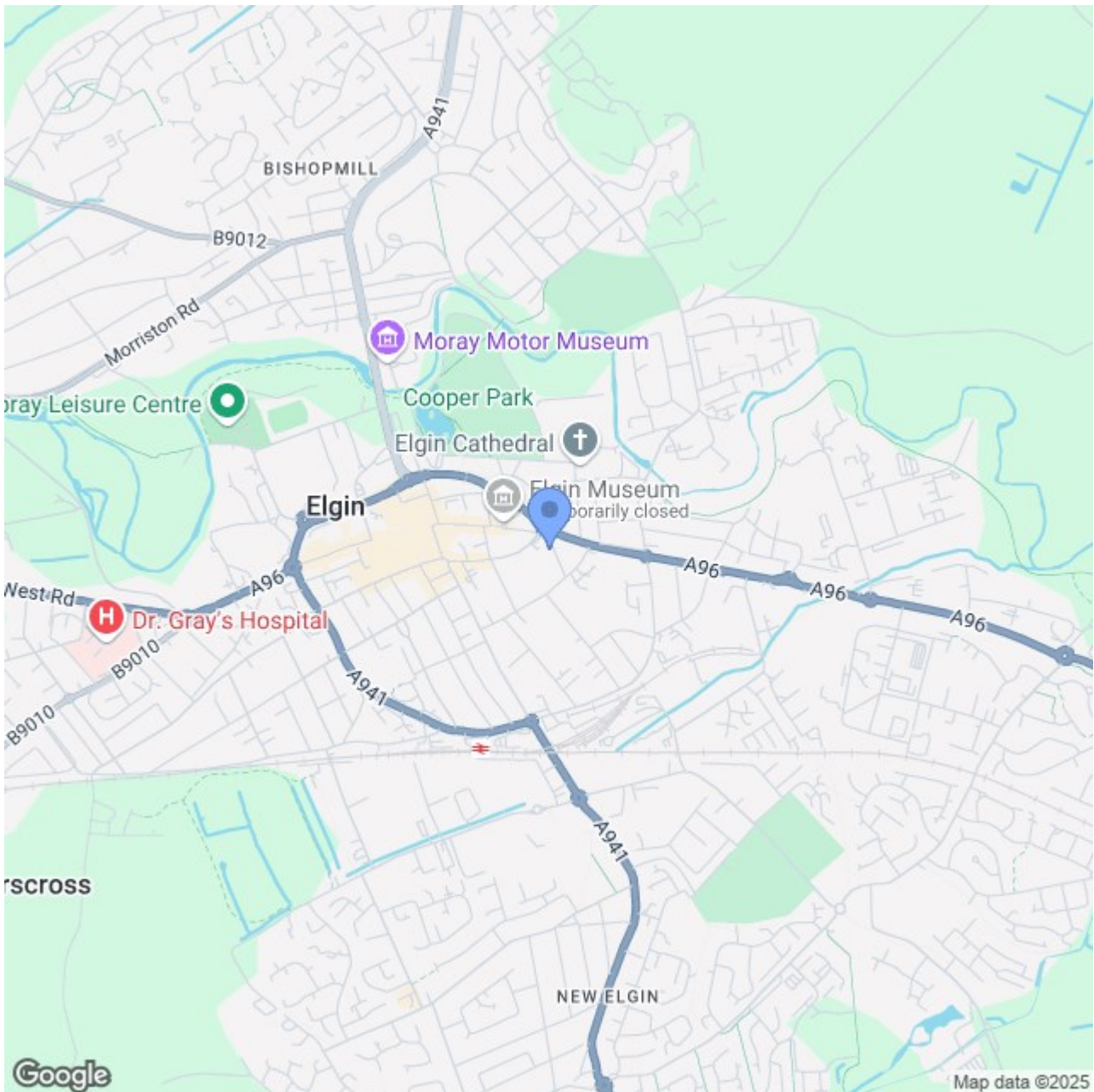
The south west facing rear garden is private and secluded. A veritable suntrap it is bound with a traditional stone wall, has two areas of lawn with planted borders and a pathway leading to the property. A driveway leads to the rear garden and provides off street parking for at least two cars. The south 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

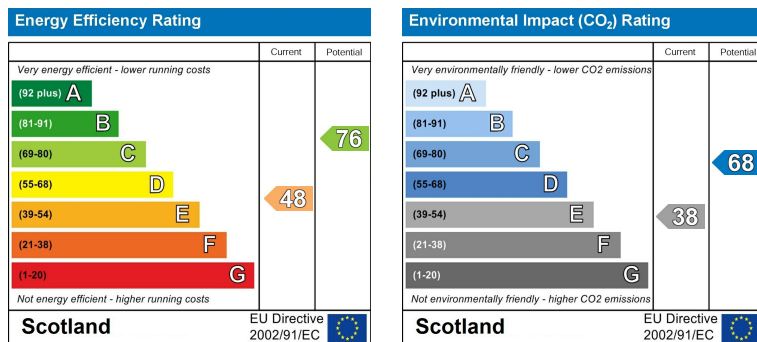
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and shower room fittings; the built in double electric oven, four ring gas hob, hood and integrated fridge freezer in the kitchen and the clothes poles and ropes in the garden.

Council Tax Band: E

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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