



**Harper
Macleod LLP**
Estate Agents & Solicitors



Richmond, 48 Moss Street, Elgin, IV30 1LT
Offers over £410,000

Richmond is situated in the heart of Elgin, an impressive five bedroom house offering a perfect blend of space, comfort, and convenience. The property is an ideal family home and with five well-appointed bathrooms, it, ensures that everyone has their own space.

The ground floor features two reception rooms, perfect for entertaining guests or enjoying quiet family evenings. There is a delightful south facing garden providing ample sunlight throughout the day and with the recently added summerhouse it makes an ideal spot for outdoor entertaining.

Parking is made easy with a driveway available for two or three vehicles, a valuable asset in a town centre location. Living here means you are just a stone's throw away from the vibrant amenities that Elgin has to offer, including shops, restaurants, and recreational facilities.

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

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ENTRANCE VESTIBULE

7'3" x 6'1" (2.22m x 1.87m)

Wooden and glazed entrance door; ceramic tile flooring; ceiling light fitting.

HALLWAY



Solid wood floor; two ceiling light fittings; under-stair storage cupboard.

LOUNGE

14'11" x 14'7" (4.57m x 4.46m)



Window to front; feature fireplace with open fire; two shelved recess with cupboard below; solid wood floor; ceiling and wall light fittings.

DINING ROOM

14'11" x 14'1" (4.57m x 4.31m)



Double aspect to front and side; feature fireplace with open fire; built-in shelved cupboard; solid wood floor; ceiling light fitting.

DINING KITCHEN

13'3" x 12'2" (4.04m x 3.72m)



Window to side; fitted kitchen in light wood effect; built-in double electric oven; six ring gas hob; hood; integrated dishwasher; concealed wall mounted gas boiler; ceramic tile flooring; two ceiling light fittings.

BATHROOM



Internal room; vanity mounted sink; WC and bath with mains shower over; ceramic tile flooring; inset ceiling spotlights.

REAR HALLWAY

Door to side; ceiling clothes pulley; wood effect vinyl flooring; ceiling light fitting.

UTILITY ROOM

7'1" x 5'5" (2.16m x 1.66m)



Internal room; wall mounted units; plumbing and space for washing machine and dryer; ample space for fridge freezer; wood effect vinyl; ceiling light fitting.

STAIRCASE AND LANDING



Window to rear; carpeted staircase; wood effect vinyl on landing; ceiling light fitting.

BEDROOM 1

14'11" x 12'5" (4.56m x 3.80m)



Double aspect to side and rear; wardrobe recess; feature fireplace; solid wood floor; ceiling light fitting.

EN-SUITE SHOWER ROOM

10'4" x 8'5" (3.17m x 2.59m)



Window to front; double sink unit; WC and spacious shower enclosure with mains shower; ceramic tile flooring; ceiling light fitting.

BEDROOM 2

14'11" x 9'11" (4.57m x 3.03m)



Double aspect to front and side; feature fireplace; wardrobe recess; solid wood floor; ceiling light fitting.

EN-SUITE SHOWER ROOM

9'8" x 3'8" (2.96m x 1.14m)



Internal room; sink; WC and shower cubicle with electric shower; towel radiator; wood effect flooring; ceiling light fitting.

BEDROOM 3

13'8" x 13'1" (4.19m x 4m)



Window to front; feature fireplace; wood effect vinyl; ceiling light fitting.

BATHROOM

7'10" x 4'10" (2.40m x 1.49m)



Window to rear; sink; WC and bath with mains shower over; towel radiator; ceramic tile flooring; ceiling light fitting.

STAIRCASE AND UPPER LANDING

Fitted carpet; built-in storage cupboard; wall light fitting.

BEDROOM 4

24'2" x 12'9" (7.39m x 3.90m)



Velux window to side; walk-in wardrobe (3m x 1.32m); fitted carpet; inset ceiling spotlights.

EN-SUITE SHOWER ROOM

10'4" x 5'9" (3.16m x 1.77m)



Internal room; sink; WC and shower cubicle with electric shower; vinyl flooring; inset ceiling spotlights.

BEDROOM 5

12'8" x 11'5" (3.87m x 3.50m)



Double aspect to front and side; fitted carpet; ceiling light fitting.

OUTSIDE



The property is set in a good size garden bound by traditional stone wall; mainly laid to lawn with a selection of mature shrubs and trees; cat enclosure.

Wooden summerhouse with power and light; log-store. A driveway provides parking for three cars.

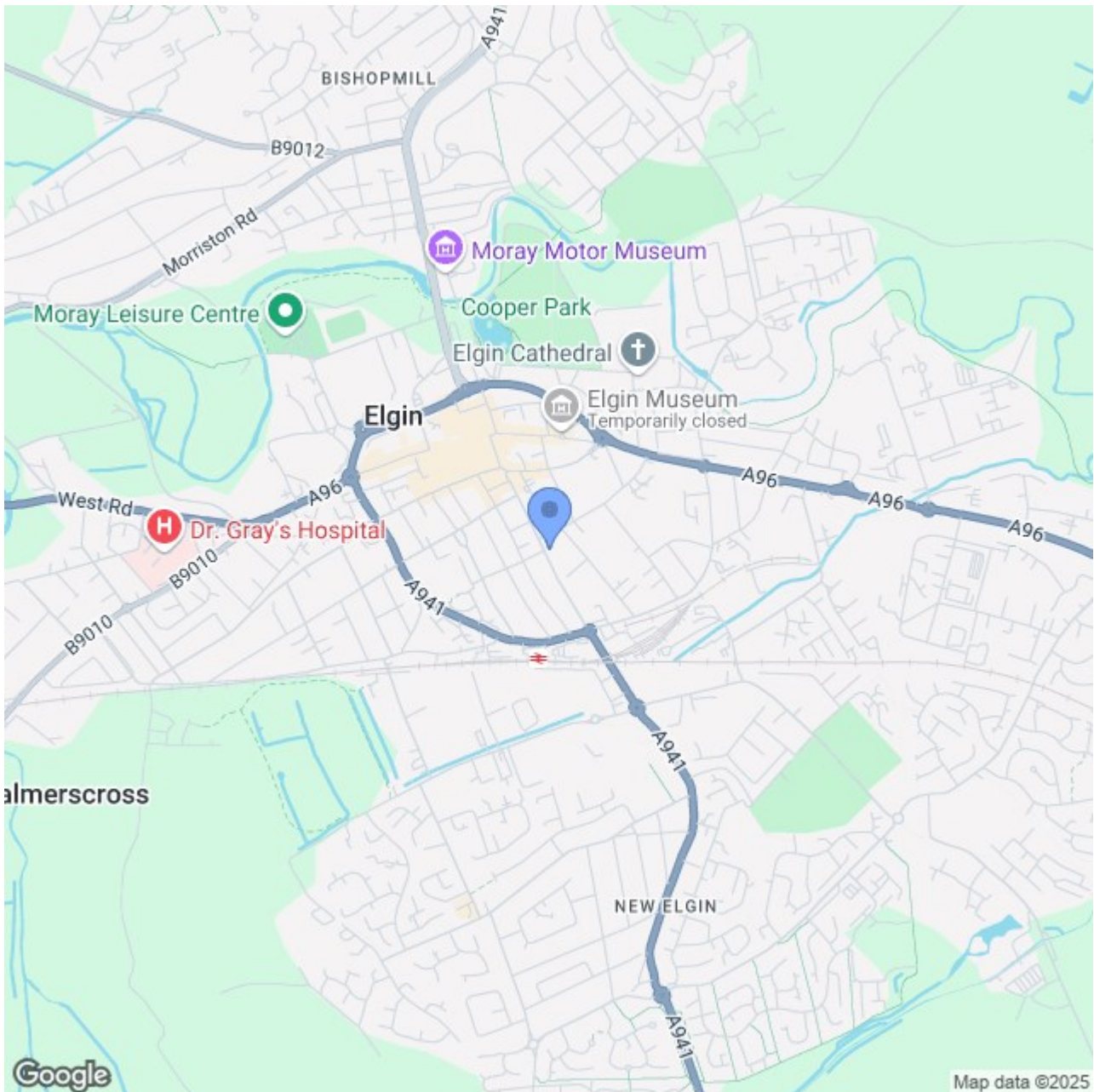
WOODEN GARAGE



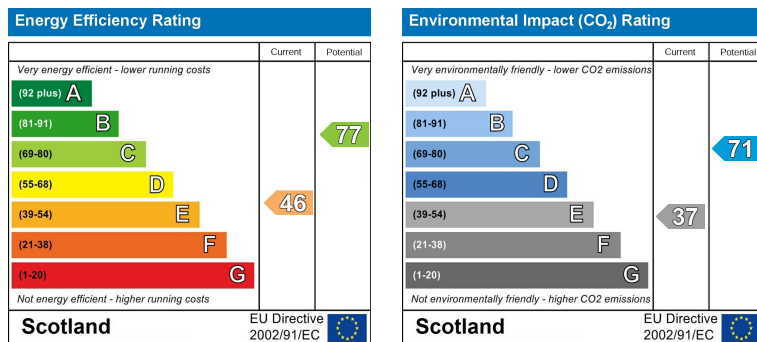
good size wooden garage with power currently disconnected but can easily be reconnected.



Area Map



Energy Efficiency Graph



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