



**Harper
Macleod LLP**
Estate Agents & Solicitors



23 Wittet Drive, Elgin, IV30 1SW
Offers over £425,000

Exceptionally spacious four bedroom south facing property situated in the sought after West End of Elgin, an ideal family home and within the catchment area for West End primary school, the property has been run previously as a Bed and Breakfast and this opportunity could still be available subject to the necessary criteria being met. The accommodation comprises on the ground floor: entrance vestibule; hallway, lounge; dining kitchen; double bedroom en-suite; study; guest WC and utility room and on the first floor: three further double bedrooms, all en-suite and a laundry room. The property which is in excellent order throughout further benefits from double glazing, gas central heating; spacious integral garage; spacious summer house; good size garden and a driveway providing off-street parking for several cars.

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ENTRANCE VESTIBULE

Wood effect uPVC entrance door; wood effect flooring; ceiling light fitting.

HALLWAY



Wood effect flooring; two ceiling light fittings.

LOUNGE

16'11" x 13'5" (5.16m x 4.11m)



Bay window to front; window to side; feature fireplace with multi fuel stove; wood effect flooring; ceiling light fitting.

DINING KITCHEN



KITCHEN AREA(4.42m x 4.02m) Window to rear; fitted kitchen in painted wood effect and solid Oak worktops; range style cooker; cooker hood; plumbing and space for dishwasher; recess for American style fridge freezer; central island; wood effect flooring; ceiling light fitting above the island; inset ceiling spotlights.

DINING AREA(4.57m x 3.96m) French doors to the front garden; recessed multi fuel stove; wood effect flooring; ceiling light fitting.

UTILITY ROOM

5'11" x 5'9" (1.82m x 1.76m)



Internal room; sink; fixed shelving; plumbed for washing machine; tumble dryer; wood effect flooring; inset ceiling spotlights.

BEDROOM 1

12'4" x 11'7" (3.77m x 3.54m)



Window to rear and side in dressing area; wood effect flooring; ceiling light fitting.

EN-SUITE BATHROOM

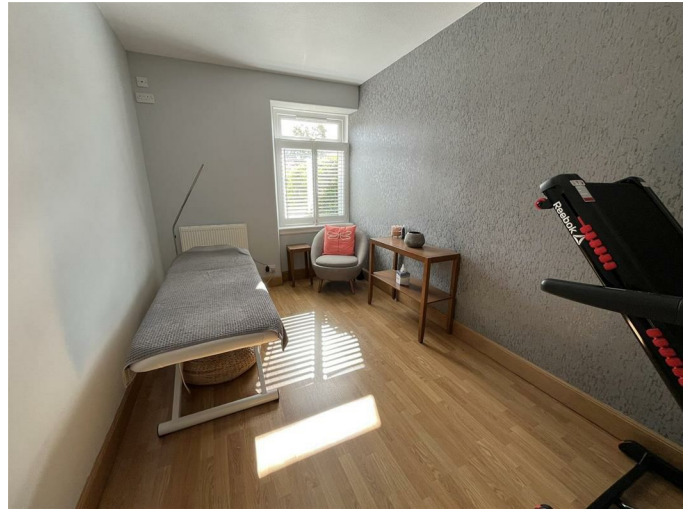
8'4" x 5'8" (2.56m x 1.73m)



Internal room; bath; double sink; WC and shower cubicle with mains shower; vinyl flooring; inset ceiling spotlights.

STUDY

13'3" x 8'1" (4.05m x 2.47m)



Window to front; wood effect flooring; ceiling light fitting.

GUEST WC

8'4" x 4'3" (2.55m x 1.31m)



Internal room; vanity mounted sink and WC; wood effect flooring; inset ceiling spotlight.

STAIRCASE AND LANDING



Fitted carpet; built-in storage cupboard; ceiling light fittings.

Laundry Room

Velux window to side; fixed shelving and storage; wood effect flooring; ceiling light fitting.

Box Room

Velux window to rear; wooden floor; ceiling light fitting.

BEDROOM 2

16'0" x 14'7" (4.89m x 4.46m)



Window and Velux windows either side; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM 2

7'11" x 5'7" (2.43m x 1.71m)



Velux window to side; sink; WC and shower cubicle with mains shower; tile effect flooring; inset ceiling spotlight.

BEDROOM 3

18'7" x 15'9" (5.67m x 4.81m)



Window to front; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM 3

5'6" x 5'6" (1.70m x 1.68m)



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

BEDROOM 4

17'11" x 12'5" (5.48m x 3.79m)



Window to front; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM 4

7'0" x 5'1" (2.15m x 1.56m)



Internal room; sink; WC and shower cubicle with mains shower; vinyl flooring; inset ceiling spotlight.

GARAGE

21'9" x 19'10" (6.63m x 6.05m)



Extremely spacious garage; electric up and over door; personnel door to side; sink; fixed shelving; power and light.

SUMMER HOUSE



Spacious wooden summer house; tile effect flooring; electric light fittings; plumbing for water tap; electric sockets.

OUTSIDE

The property is set in a good size corner plot with the fully enclosed front garden bound by high wall and hedging giving a good degree of privacy. The garden has two patio areas, ideal for dining out; area of lawn and mature planted shrubs and trees. The driveway which is accessed from Bruceland Road leads round to the side of the house and provides off street parking for several cars.

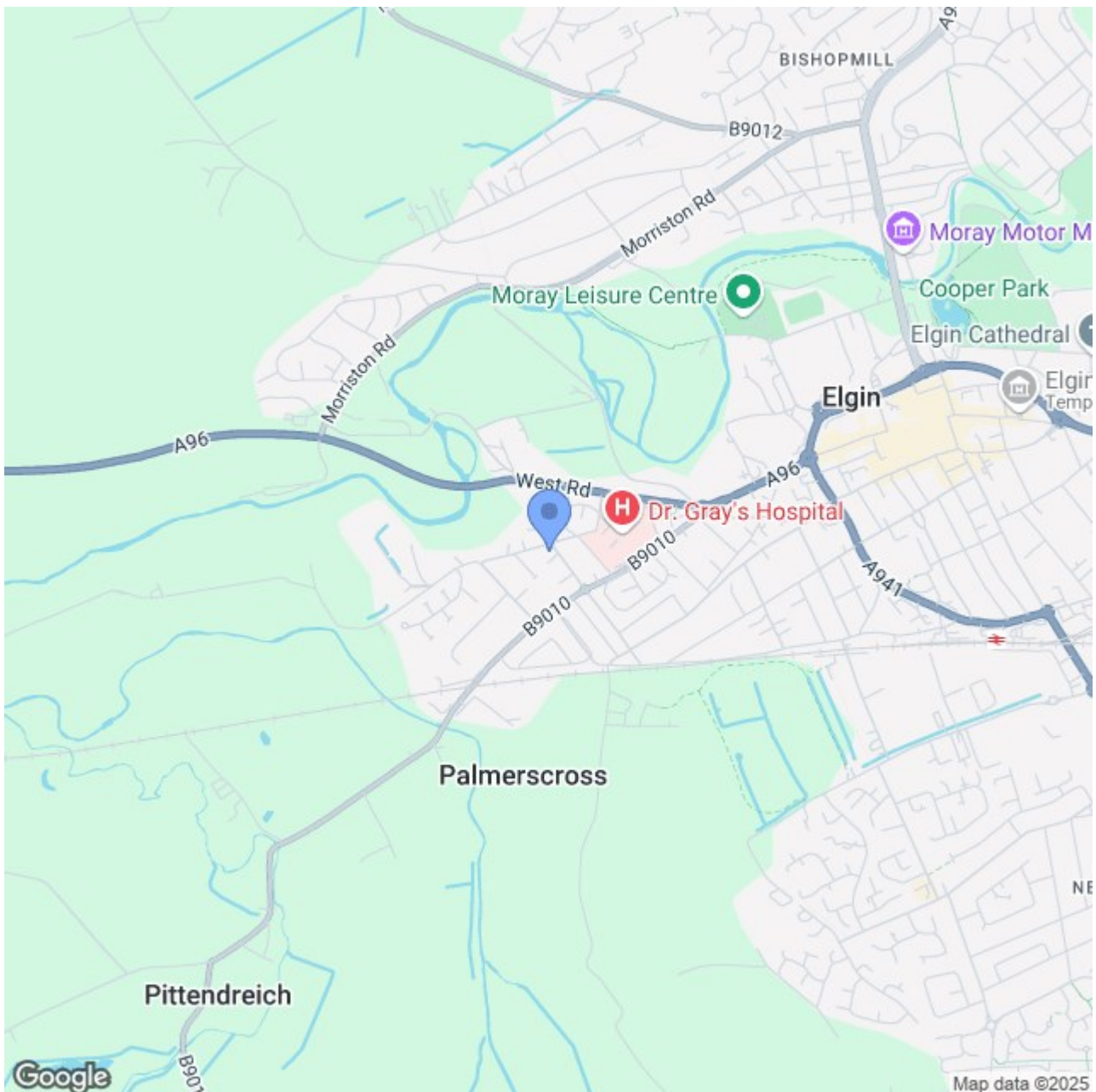
NOTES

Included in the asking price are all carpets and fitted floor coverings all light fittings; all en-suite and guest WC fittings; the range cooker and hood in the kitchen and the summer house in the garden.

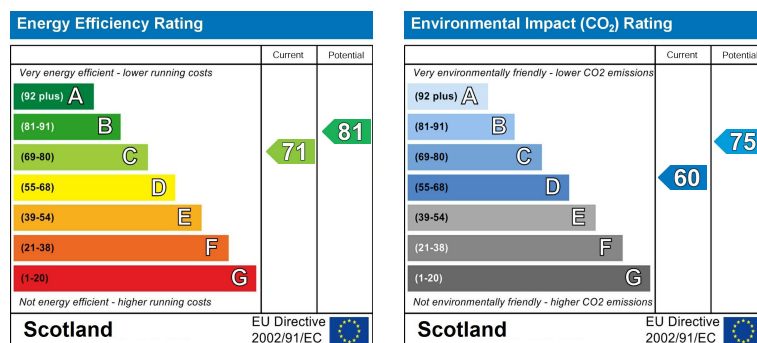
Council Tax Band: F

VIEWING CONTACT SELLING AGENT

Area Map



Energy Efficiency Graph



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