



**Harper
Macleod LLP**
Estate Agents & Solicitors



Cairnrosa Braelossie Place, Elgin, IV30 1SD
Offers in the region of £250,000

Detached house situated in the sought after West End of Elgin and ideally placed for West End Primary School, Dr Gray's Hospital and a short walk from the town centre. The accommodation on the ground floor comprises entrance vestibule, hallway, lounge, kitchen, dining room/bedroom 4, double bedroom and a shower room and on the first floor a further two double bedrooms. The property further benefits from double glazing, gas central heating, garden and a driveway providing off-street parking for two cars.

ENTRANCE VESTIBULE

4'2" x 4'0" (1.29m x 1.24m)



Wood effect uPVC and glazed door; tiled floor; ceiling light fitting.

HALLWAY



Built-in shelved storage cupboard; fitted carpet; ceiling light fitting.

LOUNGE

15'5" x 13'9" (4.70m x 4.21m)



Bay window to front; feature fireplace with open fire; built-in shelved storage cupboard; fitted carpet; ceiling light fitting.

DINING ROOM

15'3" x 13'9" (4.67m x 4.21m)



Bay window to front; feature fireplace with living flame gas fire; built-in shelved storage cupboard; fitted carpet; ceiling light fitting.

BEDROOM 1

12'7" x 9'3" (3.84m x 2.82m)



Window to rear; triple built-in wardrobe; fitted carpet; ceiling and two wall light fittings.

SHOWER ROOM

7'4" x 6'7" (2.26m x 2.03m)



Window to rear; sink, WC and wet room style shower enclosure with Mira electric shower; vinyl flooring; extractor fan; ceiling light fitting.

KITCHEN

12'6" x 9'7" (3.82m x 2.94m)



Window to rear; fitted kitchen with built-in single oven, hob and hood; built-in microwave; larder fridge; plumbed in Bosch dishwasher and LG washing machine; vinyl flooring; inset ceiling spotlights.

STAIRCASE & LANDING

Window to rear; door into loft storage space; fitted carpet; ceiling light fitting.

BEDROOM 2

14'11" x 10'4" (4.57m x 3.17m)



Window to front; built-in storage cupboard; fitted carpet; ceiling light fitting

BEDROOM 3

13'6" x 10'0" (4.14m x 3.07m)



Window to front; fitted carpet; ceiling light fitting.

OUTSIDE



The front garden has areas of lawn and mature planted borders leading round to one side of the property. A driveway provides off - street parking for two cars; patio to the rear of the drive. The rear garden is fully paved; rotary clothes dryer; spacious brick built shed; 2nd smaller brick shed.

NOTES

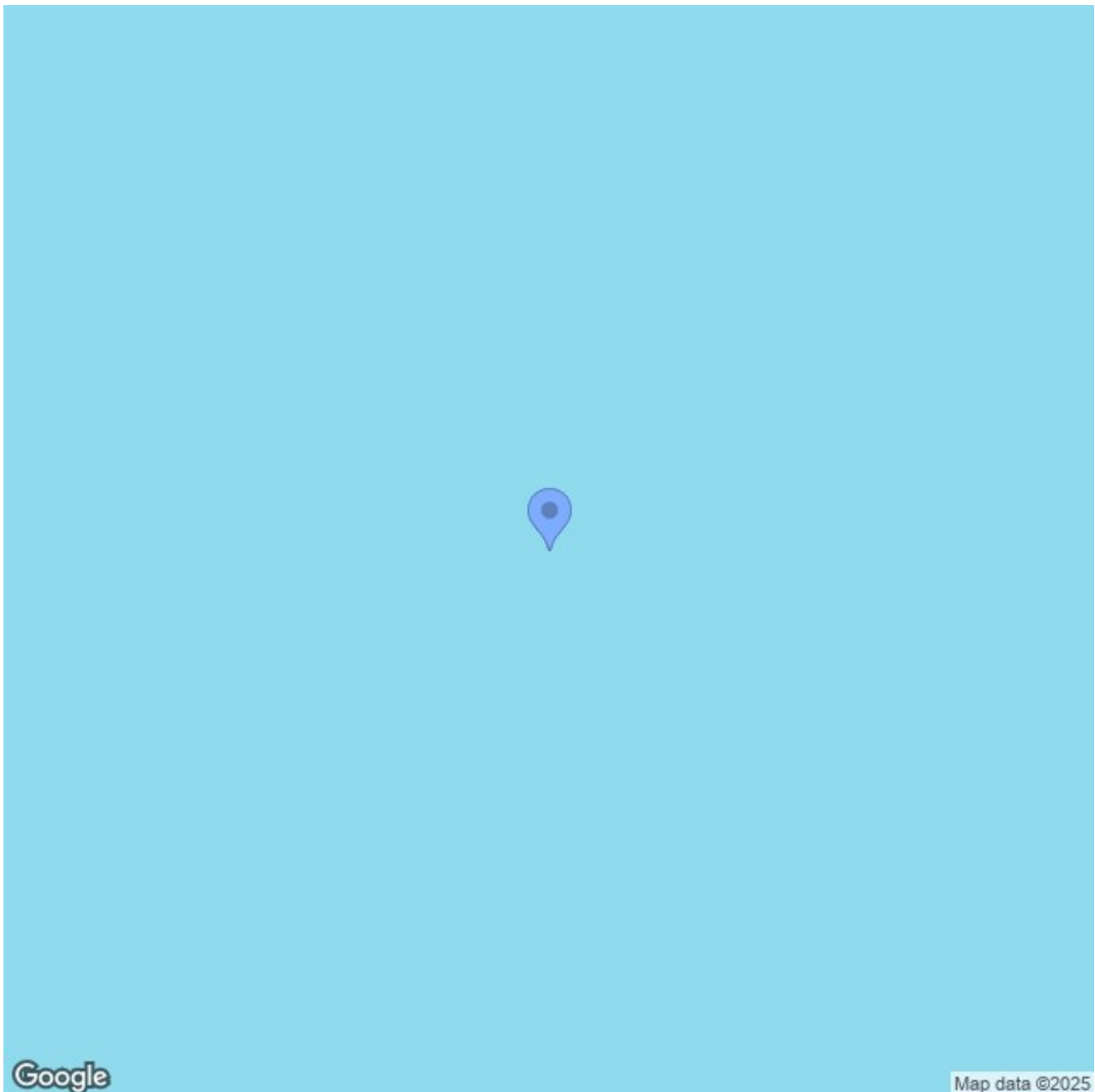
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all curtains and blinds; all bathroom fittings; the oven, hob, hood, microwave, Bosh dishwasher and LG washing machine in the kitchen and the rotary clothes dryer in the garden.

Council Tax Band: E

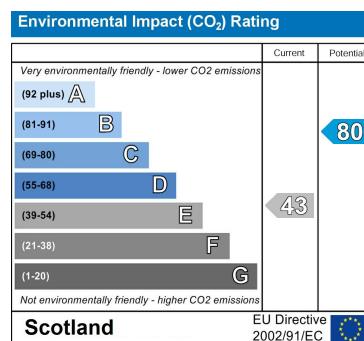
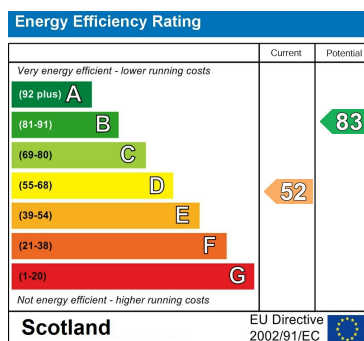
Viewing Contact Selling Agent - 01343 555150



Area Map



Energy Efficiency Graph



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