



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**20 Grant Street, Elgin, IV30 1PH**  
**Offers over £350,000**

Desirable traditional detached property situated in the sought after west end of Elgin. Finished to a high standard giving all the advantages of modern living yet retaining many original period features, this double fronted Bay property with four bedrooms would make an ideal family home and is within walking distance of West End primary school. The accommodation comprises on the ground floor, entrance vestibule, hallway, lounge, dining kitchen/family room, study/bedroom 4, sun lounge, guest WC and on the first floor: three further bedrooms, a family bathroom and shower room. The property which is in immaculate condition throughout further benefits from double glazing, gas central heating, garden and a self contained Studio.



### ENTRANCE VESTIBULE

Traditional wooden storm doors; solid Oak flooring; ceiling light fitting.

### HALLWAY



Solid Oak flooring; decorative archway; inset ceiling spotlights, under stair laundry cupboard plumbed for washing machine and space for tumble dryer or freezer.

### LOUNGE

18' x 12'4" (5.49m x 3.76m)



Bay window to front; Feature fireplace with cast insert; shelved recess; fitted carpet; ceiling light fitting.

### FAMILY ROOM

17'6" x 12'5" (5.33m x 3.78m)



Bay window to front; recessed log-burning stove with wooden over mantle; recess with cupboard space below; solid Oak flooring; ceiling light fitting.

### DINING KITCHEN

13'3" x 11'6" (4.04m x 3.51m)



Window to rear; beautifully fitted shaker style kitchen in cream; solid wood worktop; double Belfast sinks; built-in double oven; five ring gas hob and hood; integrated dishwasher; fridge freezer and concealed wall mounted gas central heating boiler; solid Oak floor; inset ceiling spotlights.

**STUDY/BEDROOM 4**

12'2" x 11'8" (3.71m x 3.56m)



Window to rear; feature fireplace; built-in shelved cupboard; fitted carpet; ceiling light fitting.

**SUN LOUNGE**

12'4" x 9' (3.76m x 2.74m)



Windows to side; French doors to the rear garden; feature original Sandstone wall; wood effect flooring; ceiling light fitting.

**GUEST WC**



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

**STAIRCASE AND LANDING**



Large picture window with stained glass inserts overlooking the rear garden and with views over towards Lady Hill; fitted carpet; inset ceiling spotlights.



### BEDROOM 1

18'07" x 12'3" (5.66m x 3.73m)



Dormer window to front; recently fitted Sharpes built-in wardrobes; built-in shelved storage cupboard; feature fireplace; Farrow & Ball feature wall; fitted carpet; inset ceiling spotlights.

### FAMILY BATHROOM

11'10" x 11'08" (3.61m x 3.56m)



Window to rear; sink; WC and free standing slipper bath; built-in storage cupboard; towel radiator; painted floorboards; inset ceiling spotlights.

### BEDROOM 2

18'07" x 11'11" (5.66m x 3.63m)



Dormer window to front; recently fitted Sharpes built-in wardrobes; feature fireplace with cast iron insert; fitted carpet; inset ceiling spotlights.

### BEDROOM 3

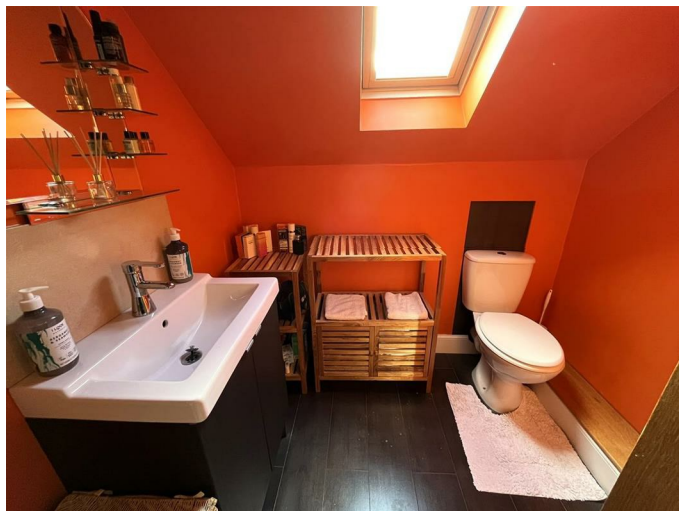
11'10" x 11'7" (3.61m x 3.53m)



Window to rear; Farrow & Ball painted walls; fitted carpet; inset ceiling spotlights.

### SHOWER ROOM

8'5" x 6'6" (2.57m x 1.98m)



Velux window to front; vanity mounted sink and WC; shower enclosure with mains shower; wood effect flooring; inset ceiling spotlights.

### STUDIO

17'6" x 10'8" (5.33m x 3.25m)



Single storey detached outbuilding situated to the rear of the garden; lantern skylight; range of base units; fully plumbed sink; wood effect flooring; inset ceiling spotlights; WC cubicle with sink and WC.



## OUTSIDE



The front garden is bound by a traditional stone wall with hedging giving a good degree of privacy; two areas of lawn. The rear garden is bound by a high stone wall and fencing; is mainly laid to lawn with mature planted borders and mature shrubs and trees. A patio area lies directly outside the sun lounge.

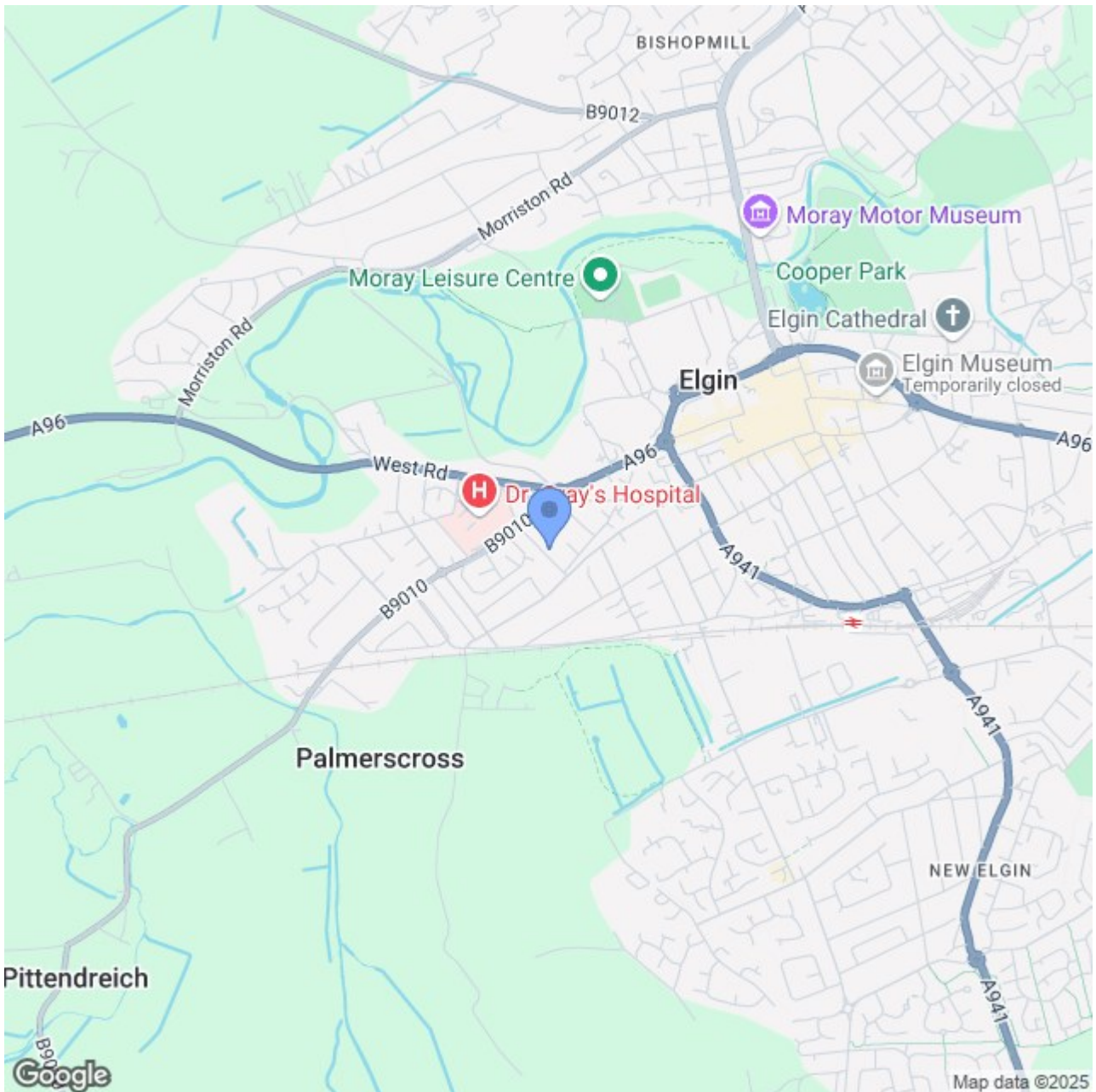
### NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom, guest WC and shower room fittings; the built-in double oven, gas hob, hood and integrated dishwasher and fridge freezer in the kitchen and all fixtures and fittings in the Studio.

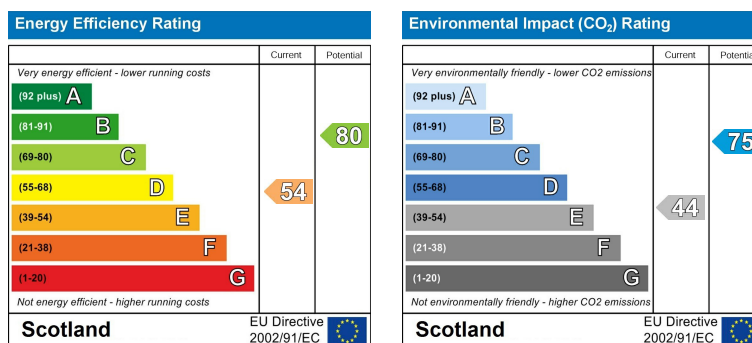
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## Area Map



## Energy Efficiency Graph



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

Tel: 01343 555 150 Email: [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>