



32 Wittet Drive, Elgin, IV30 1SW
Offers over £375,000

Immaculately presented four bedroom detached house situated in the sought after West End of Elgin and within walking distance of West End Primary School. With a great deal of off-street parking, spacious garage and car port, this is an ideal family home.

The accommodation comprises on the ground floor: entrance vestibule, hallway, lounge, dining/family room, double bedroom with en-suite, kitchen, utility room, guest WC and on the first floor: three further bedrooms and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, garage, car port, summer house and garden.

ENTRANCE VESTIBULE

Wooden and glazed entrance door; quarry tile floor.

HALLWAY



Built-in storage cupboard; second cupboard housing the electric consumer units; wood effect flooring; two ceiling light fittings.

LOUNGE

19'8" x 15'10" (6m x 4.85m)



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

DINING/FAMILY ROOM

19'8" x 15'10" (6m x 4.85m)



Bay window to front; feature fireplace with multi-fuel stove and two glass fronted recess either side; solid oak flooring; wall and ceiling light fittings.

KITCHEN

13'1" x 11'1" (4m x 3.40m)



Window to side; fitted kitchen in light wood effect; range style dual fuel cooker; plumbed in dishwasher; under counter fridge; tile effect flooring; two ceiling strip light fittings.

UTILITY ROOM

9'1" x 4'10" (2.78m x 1.48m)



Window to rear; range of base and wall units; plumbing and space for washing machine; space for under counter freezer; tile effect flooring; ceiling strip light.

GUEST WC

6'1" x 0'0", 272'3" (1.87m x 0.83m)



Window to rear; sink; WC; tile effect flooring; ceiling light fitting.

BEDROOM 1

13'1" x 11'3" (4.01m x 3.43m)



Window to rear; feature fireplace; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM

7'2" x 3'11" (2.19m x 1.20m)



Window to rear; sink; WC; shower cubicle with mains shower; tile effect flooring; inset ceiling spotlights; under-stair storage cupboard housing the hot water tank.

STAIRCASE AND LANDING



Large feature window to rear; solid wood staircase and wood panelling to the wall; built-in storage cupboard; fitted carpet; ceiling light fitting; hatch to the loft space.

BEDROOM 2

15'9" x 12'7" (4.81m x 3.85m)



Dormer window to front; fitted carpet; ceiling light fitting.

BEDROOM 3

14'4" x 12'7" (4.38m x 3.85m)



Dormer window to front; double built-in wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 4

10'5" x 9'0" (3.20m x 2.75m)



Double aspect to side and rear; fitted carpet; ceiling light fitting

BATHROOM

9'4" x 7'6" (2.85m x 2.29m)



Window to side; sink; WC; bath and shower cubicle with mains shower; tile effect flooring; ceiling light fitting.

GARAGE & CAR PORT

38'4" x 22'11" (11.7m x 7m)



Spacious garage; roller door; personnel door to the side; power and light. Covered car port to the side of the garage and covered storage area to rear.

OUTSIDE

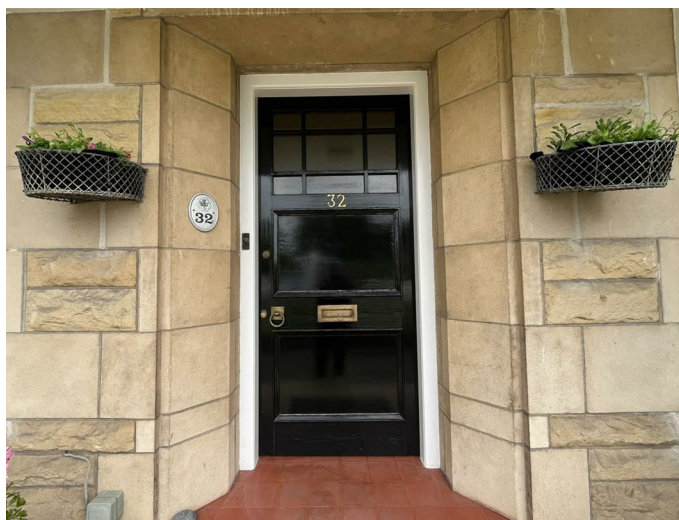


The garden to the front has an area of well tended lawn and immaculate planted borders. A loc bloc driveway provides off-street parking for several cars and continues round to the rear of the property. Two further areas of lawn are bordered by mature planted borders and a pathway leads to a block built summer house; rotary clothes dryer.

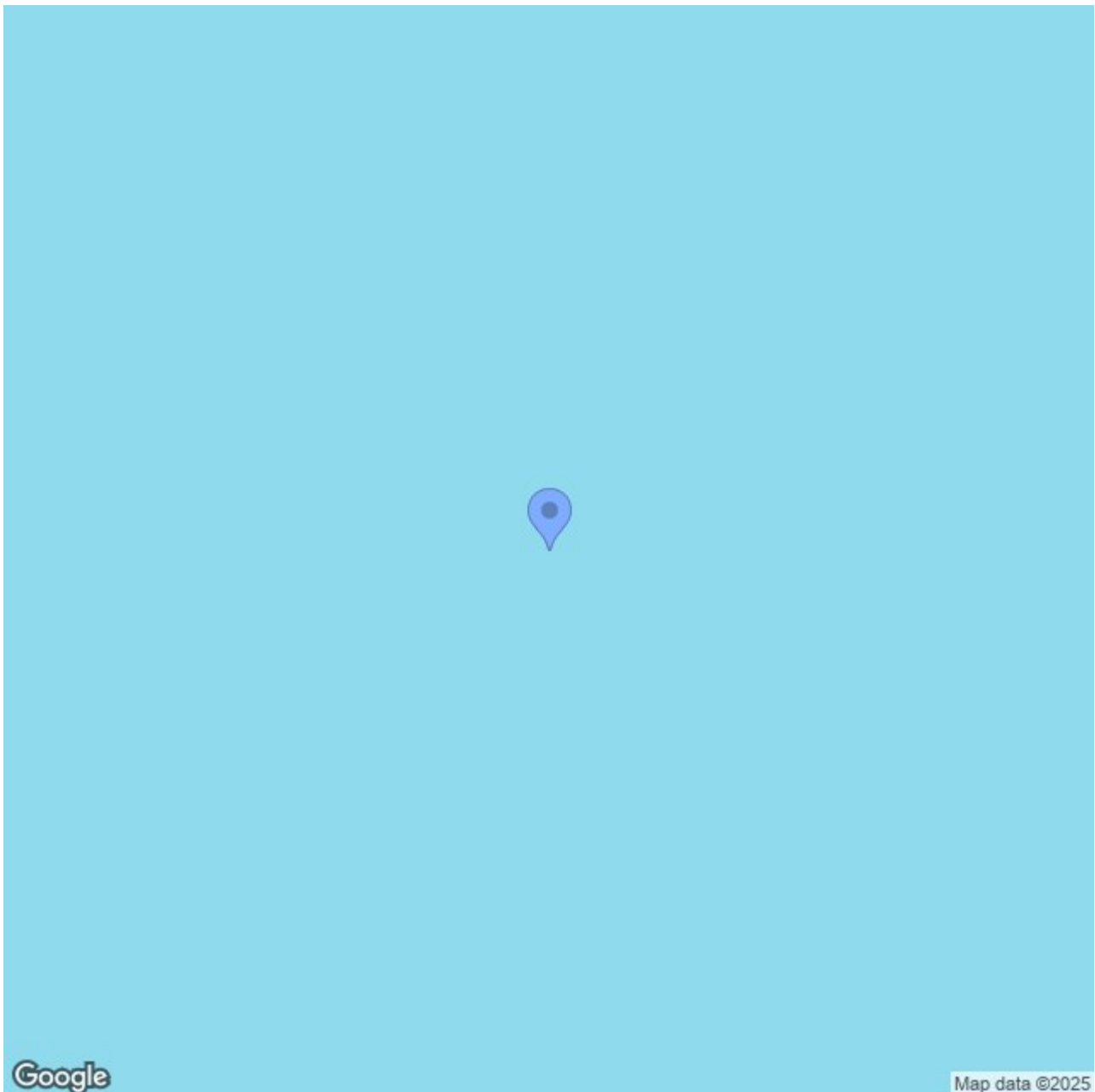
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom, en-suite and guest WC fittings; the range style cooker, dishwasher and under counter fridge in the kitchen, the under counter freezer in the utility room and the rotary clothes dryer in the garden.

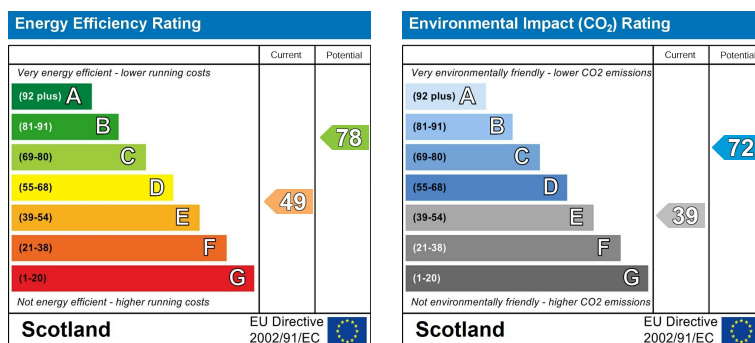




Area Map



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.

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

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>