



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**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.

**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>**

### 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

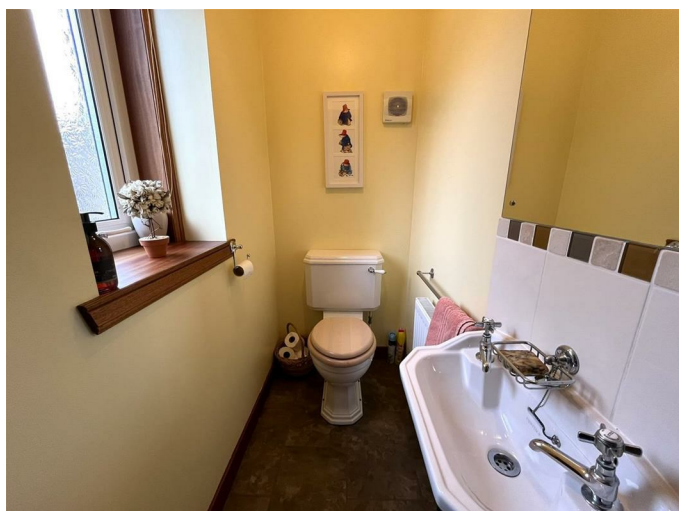
9'1" x 4'10" (2.78m x 1.48m)



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

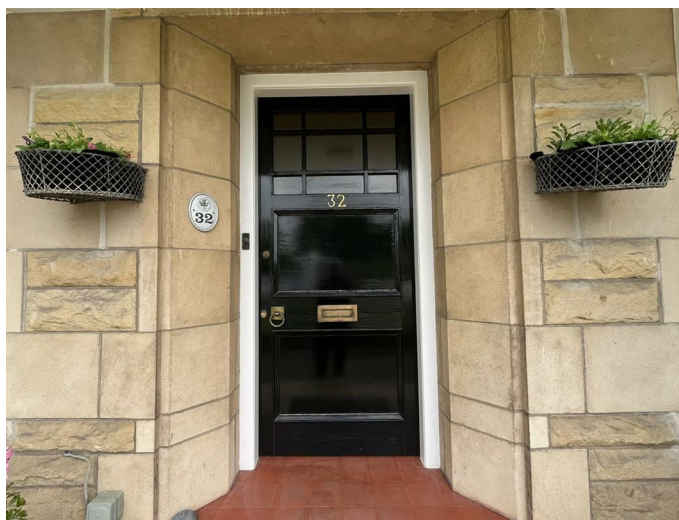


The garden to the front has an area of well tended lawn and immaculate planted borders. A loc bloc driveway provides off-street parking for several cars and continues round to the rear of the property. Two further areas of lawn are bordered by mature planted borders and a pathway leads to a block built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

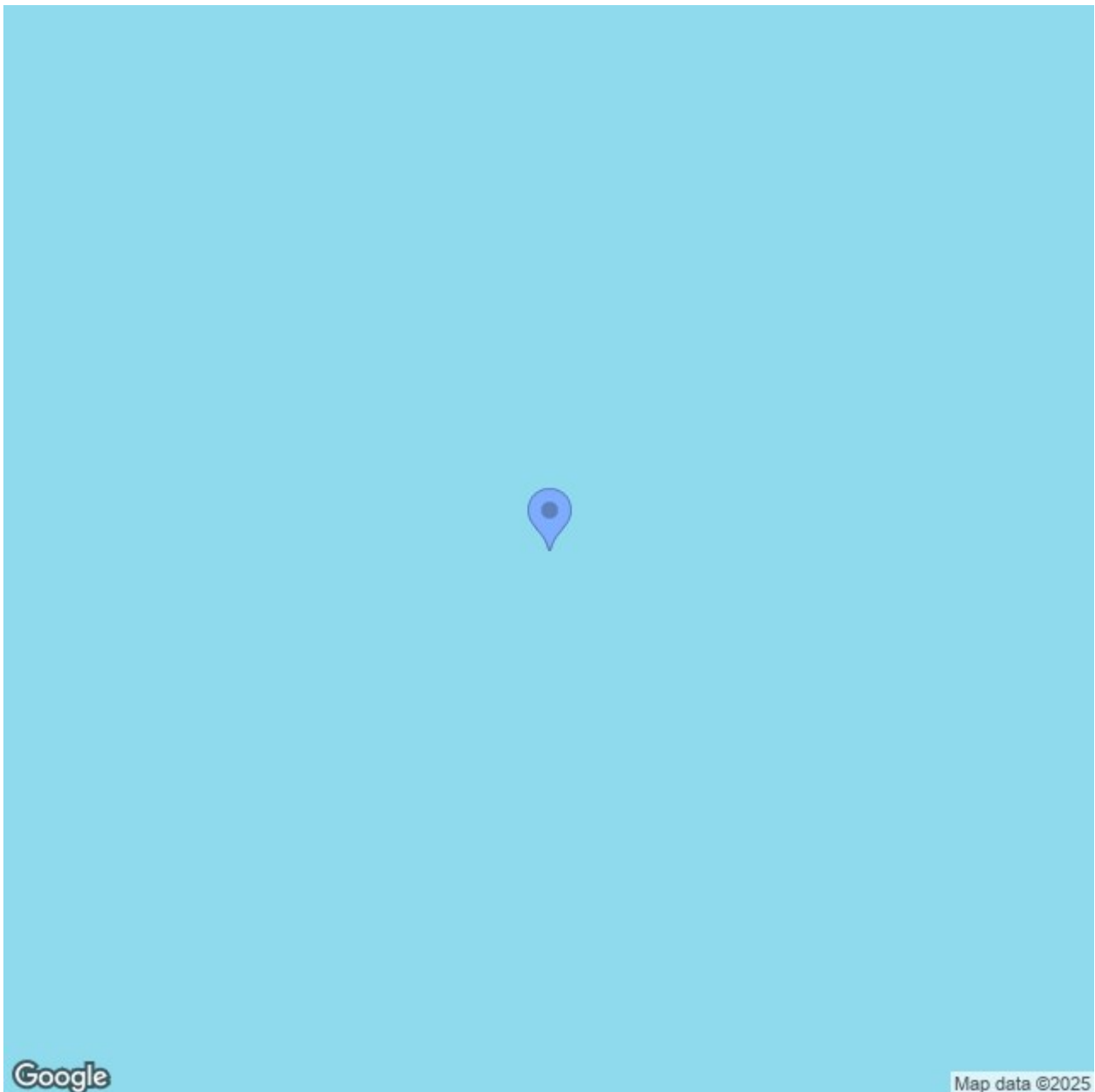
## NOTES

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.

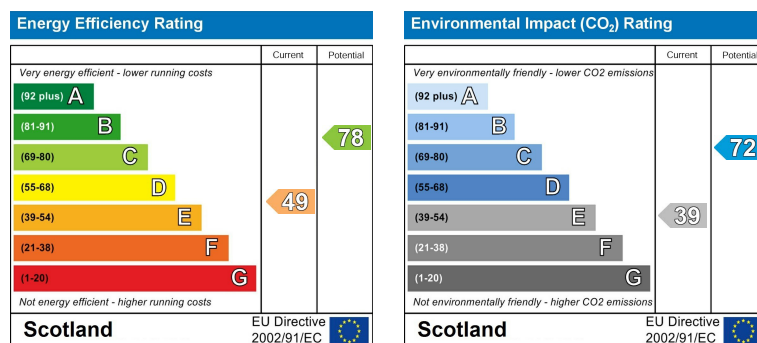




## Area Map



## Energy Efficiency Graph



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