



**Harper
Macleod LLP**
Estate Agents & Solicitors



37 Hamilton Drive, Elgin, IV30 4NL
Offers over £400,000

Deceptively spacious five-bedroom detached house, situated in an elevated position in the desirable Hamilton Drive and offering stunning views over Elgin to the hills and Ben Rinnes in the distance. The property is conveniently located just a short walk from Bishopmill Primary School, Elgin Academy and local amenities. Accommodation comprises: entrance vestibule, hallway, lounge, conservatory, dining room, dining kitchen, sitting room/bedroom 5, four double bedrooms (one en-suite shower room), study/nursery and family bathroom. The property further benefits from double glazing, gas central heating, generous garden grounds and double garage with large driveway providing ample off-street parking.

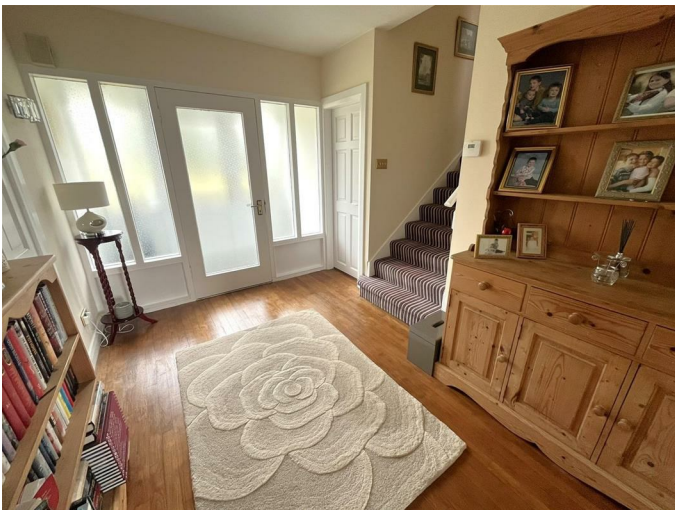
ENTRANCE VESTIBULE

7'11" x 3'8" (2.42m x 1.13m)



UPVC & glazed entrance door with glazed side panels; built-in cupboard housing the electric consumer units; slate tile flooring; UPVC & glazed door leads into the hallway with glazed side panels.

HALLWAY



Three wall light fittings; spacious walk-in cloak cupboard with coat hooks; solid oak flooring; staircase to the first floor.

GUEST WC

9'6" x 7'9" (2.92m x 2.37m)



Window to front; two wall light fittings; WC; vanity mounted sink; wall mounted chrome heated towel radiator; tile flooring.

LOUNGE

16'11" x 16'11" (5.18m x 5.17m)



Window to rear; ceiling light fitting; stone fireplace with multi-fuel stove; fitted carpet; wooden & glazed door to dining room.

DINING ROOM

13'4" x 8'9" (4.08m x 2.68m)



UPVC and glazed doors lead to the conservatory with glazed side panels; ceiling light fitting; fitted carpet; wooden & glazed door to lounge; wooden and glazed door to sitting room / bedroom 5.

CONSERVATORY

13'6" x 10'10" (4.13m x 3.32m)



Glazed on all sides; polycarbonate roof; solid oak flooring; UPVC & glazed double doors lead out to the rear garden.

SITTING ROOM

12'10" x 11'4" (3.92m x 3.47m)



Window to rear; ceiling light fitting; fitted carpet.

DINING KITCHEN

17'2" x 12'11" (5.25m x 3.95m)



Window to front; two ceiling light fittings; fitted kitchen in medium wood effect with integrated fridge freezer, integrated dishwasher; Rangemaster cooker with five ring hob; Rangemaster hood; wall mounted TV bracket; checkerboard tile flooring; wooden & glazed door leading to the porch and garage.

STAIRCASE & LANDING



Window to side; two ceiling light fittings; hatch to loft space; spacious built-in storage cupboard; second built-in storage cupboard; fitted carpet.

BEDROOM 1

13'10" x 11'11" (4.23m x 3.65m)



Window to rear with views over Elgin to the hills in the distance; ceiling light fitting; triple built-in wardrobes; double built-in mirrored wardrobes; fitted carpet; door to en-suite shower room.

EN-SUITE SHOWER ROOM

5'9" x 5'2" (1.77m x 1.58m)



Velux window to rear; inset ceiling spotlight; extractor fan; vanity mounted sink and WC; built-in shower cubicle with Mira Sport Max electric shower; wall mounted chrome heated towel radiator; wood effect flooring.

BEDROOM 4

12'0" x 8'8" (3.66m x 2.65m)



Window to front; ceiling light fitting; quadruple built-in wardrobes; fitted carpet.

BEDROOM 3

12'0" x 9'5" (3.66m x 2.88m)



Window to rear with views over Elgin to the hills in the distance; ceiling light fitting; double built-in wardrobes; fitted carpet.

BEDROOM 2

12'1" x 10'0" (3.69m x 3.07m)



Window to rear with views over Elgin to the hills in the distance; ceiling light fitting; triple built-in wardrobes; fitted carpet.

STUDY

9'4" x 8'0" (2.85m x 2.44m)



Velux window to front; ceiling light fitting; newly fitted carpet.

BATHROOM

10'8" x 5'11" (3.26m x 1.82m)



Two windows to side; ceiling light fitting; built-in shower cubicle with mains fed shower; bath; wall mounted WC and vanity mounted sink; fixed storage cupboard; wall mounted heated towel radiator; shaver point; wood effect flooring.

DOUBLE GARAGE

19'11" x 18'2" (6.08m x 5.56m)



Two up and over doors; power and light; plumbing and space for washing machine; worktop with stainless steel sink; wall cabinets; window to rear.

OUTSIDE



There is a large driveway to the front (re-tarmacked in 2021) providing off-street parking for several cars and leading to the double garage. The front garden is laid to lawn with planted trees and shrubs. A wooden gate leads to the spacious fully enclosed garden has been beautifully landscaped and is mainly laid to lawn with patio, decking area and paved pathway leading to the garden room; large wooden shed.



GARDEN ROOM

12'8" x 9'8" (3.88m x 2.97m)



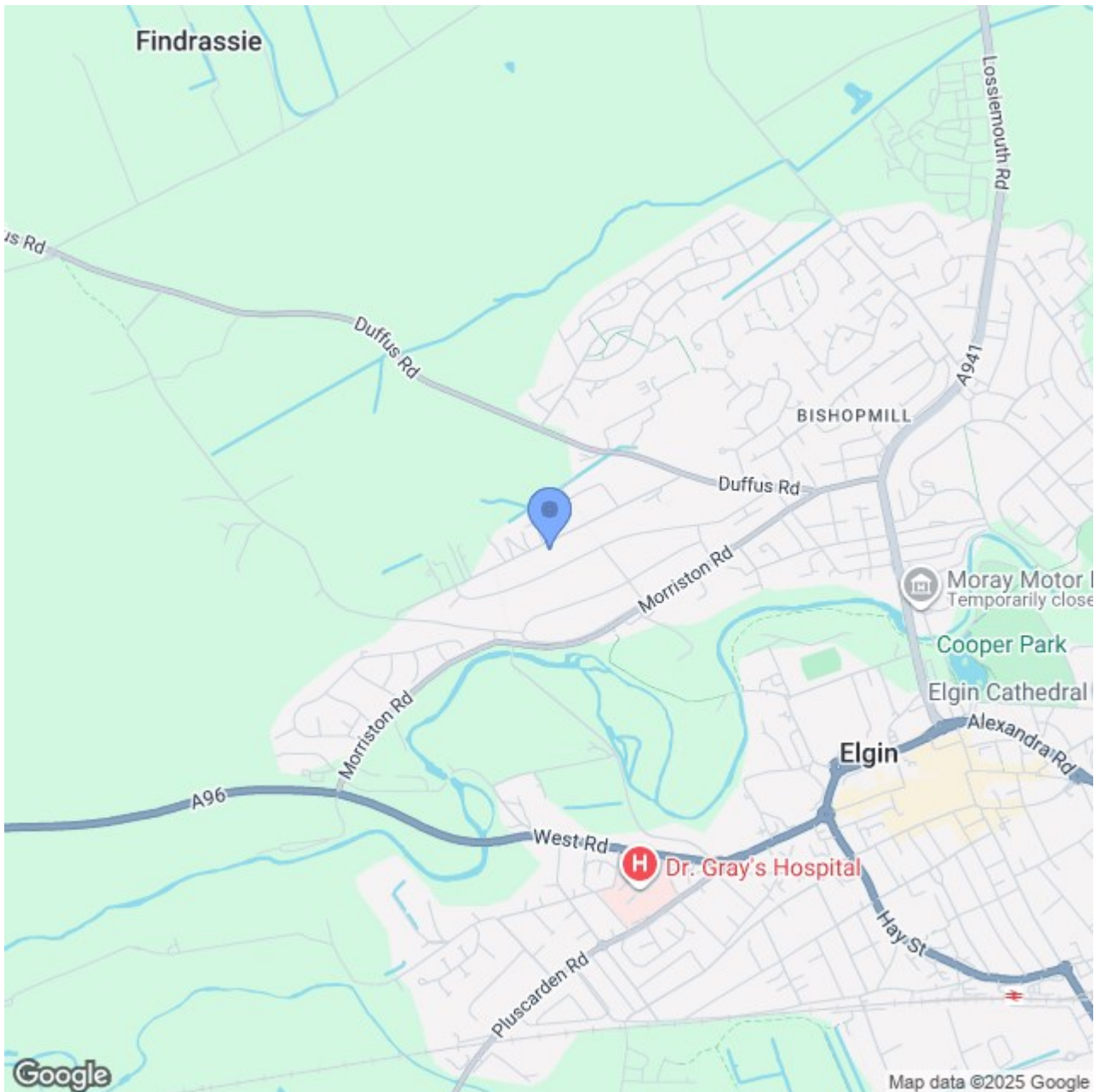
UPVC & glazed French doors; window to side; inset ceiling spotlights; wood effect flooring; outside double power socket.

NOTES

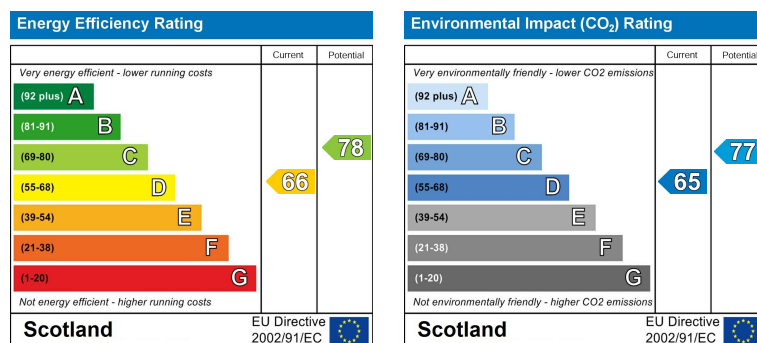
Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all curtain poles, all bathroom, en-suite and guest WC fittings, the Rangemaster cooker and hood, integrated dishwasher and integrated fridge freezer in the kitchen and the garden room and wooden shed in the garden.

Viewings: Contact selling agent on 01343 555150.

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, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

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