



**Harper
Macleod LLP**
Estate Agents & Solicitors



5 Ballantine Circle, Milnorduff, IV30 8TH
Offers over £175,000

Semi detached house situated in a quiet cul-de-sac in the sought after village of Milnorduff. The property is within the catchment area for Mosstowie Primary School and is only a short two mile drive to the neighbouring town of Elgin. The accommodation comprises entrance vestibule, hallway, lounge, conservatory, kitchen, three bedrooms (one with en-suite shower room) and bathroom. The property, whilst in need of some modernisation, further benefits from double glazing, oil central heating, shared driveway providing off street parking and spacious garden.

ENTRANCE VESTIBULE

8'2" x 6'9" (2.49m x 2.06m)



Wooden and glazed door; ceiling light fitting; tiled flooring; built-in under-stair storage; door to conservatory; door to hallway.

CONSERVATORY

10'0" x 7'1" (3.05m x 2.16m)



Glazed on all sides; wall light fitting; tiled flooring; UPVC and glazed door leads out to the garden.

HALLWAY

7'7" at longest x 6'8" at widest (2.33m at longest x 2.05m at widest)



Wall light fitting; fitted carpet; leads to lounge, bathroom and the staircase to the first floor.

BATHROOM

6'9" x 5'9" (2.08m x 1.77m)



Window to rear; inset ceiling light fitting; wood effect laminate flooring; WC, pedestal sink and bath.

LOUNGE

15'6" x 12'0" (4.74m x 3.68m)



Sliding patio doors to front; ceiling light fitting; two wall light fittings; fitted carpet; fireplace with electric fire; door leads to the kitchen.

KITCHEN

11'10" at widest x 10'1" at longest (3.62m at widest x 3.09m at longest)



Window to rear; two inset ceiling light fittings; base and wall units; space for slot-in cooker; space and plumbing for washing machine; built-in shelved storage cupboard; built-in cupboard housing the hot water tank; door to rear vestibule.

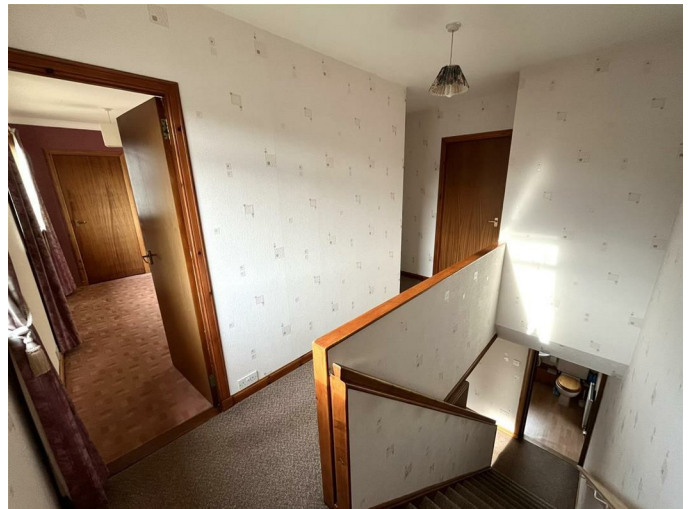
REAR VESTIBULE

5'9" x 3'3" (1.76m x 1.01m)



Inset ceiling light fitting; fitted carpet; spacious built-in shelved storage cupboard; wooden and glazed door leads out to the rear garden.

STAIRCASE & LANDING



Window to front; ceiling light fitting; fitted carpet; hatch to the loft space; leads to bedrooms 1, 2 & 3.

BEDROOM 1

14'3" x 9'7" (4.35m x 2.93m)



Window to front; ceiling light fitting; fitted carpet; built-in cupboard with hanging rail and shelving.

BEDROOM 3

8'10" x 8'8" (2.71m x 2.65m)



Window to rear; ceiling light fitting; fitted carpet; door to en-suite shower room.

EN-SUITE SHOWER ROOM

8'9" into cubicle x 3'8" (2.68m into cubicle x 1.13m)



Window to side; inset ceiling light fitting; wood effect vinyl flooring; WC, sink and shower cubicle with mains fed shower; built-in storage cupboard with shelving; chrome wall mounted heated towel radiator.

BEDROOM 2

12'5" x 9'6" (3.79m x 2.92m)



Window to rear; ceiling light fitting; fitted carpet; built-in cupboard with hanging rail and shelving.

OUTSIDE



There is a shared gravelled driveway to the side of the property. The front garden is laid to a mix of lawn and paving with mature shrubs, The large rear garden has a lovely open outlook and is mainly laid to lawn with an area of paving; stone built store; oil tank; greenhouse.

NOTES



Included in the asking price is all carpet & fitted floor coverings, all light fittings, all bathroom and en-suite shower room fittings and the greenhouse in the garden.

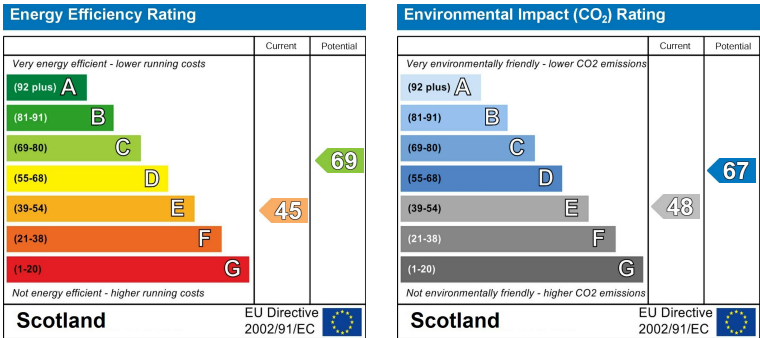
Council Tax Band: B

Viewing Arrangements: Please contact selling agent on 01343 555 150

Area Map



Energy Efficiency Graph



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