



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**25 Distillery Drive, Elgin, IV30 8AA**  
**Offers over £290,000**

Modern detached house in immaculate order throughout situated in the popular Linkwood Steading development. The accommodation comprises entrance hallway, open plan lounge/dining kitchen and sun lounge; utility room, guest WC; three double bedrooms (one en-suite) and a family bathroom. The property further benefits from double glazing, hybrid air source/gas central heating, integral garage 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 HALLWAY**  
11'5" x 4'11" (3.49m x 1.52m)



Entrance door; spacious under stair cupboard; wood effect vinyl flooring; ceiling light fitting.

**OPEN PLAN LOUNGE/DINING KITCHEN/SUN LOUNGE**

**LOUNGE**  
12'2" x 11'5" (3.73m x 3.49m)



Window to front; fitted carpet; inset ceiling spotlights.

**DINING KITCHEN**  
20'10" x 10'6" (6.37m x 3.21m)



Window to rear; fitted kitchen in white with under unit lighting and Quartz worktop; built-in single electric oven and grill; warming drawer; four ring gas hob and hood; integrated fridge freezer and dishwasher; wood effect vinyl flooring; inset ceiling spotlights.

**SUN LOUNGE**  
12'5" x 9'2" (3.80m x 2.80m)



Glazed on three sides; inset ceiling spotlights; wood effect vinyl flooring; French doors to the rear garden.

### UTILITY ROOM

10'5" x 11'0" at widest (3.18m x 3.37m at widest)



Window to rear; range of base units to match the kitchen; integrated washing machine; space for tumble dryer; wood effect vinyl flooring; ceiling light fitting.

### GUEST WC

6'5" x 4'9" (1.97m x 1.45m)



Internal room; sink; WC; wall mounted Chrome towel radiator; wood effect vinyl flooring; inset ceiling spotlights.

### STAIRCASE AND LANDING

Velux window to front; spacious walk-in storage cupboard; cupboard housing the hot water tank; hatch to the loft space.

### BEDROOM 1

13'5" x 10'8" (4.11m x 3.26m)



Window to rear; double built-in wardrobes; wall mounted TV bracket; fitted carpet; ceiling light fitting.

### EN-SUITE SHOWER ROOM

10'3" x 6'10" (3.13m x 2.09m)



Two Velux windows to front; vanity mounted sink and WC; spacious shower cubicle with mains shower; wall mounted Chrome towel radiator; wood effect vinyl flooring; inset ceiling spotlights.

**BEDROOM 2**

13'6" x 10'4" (4.13m x 3.16m)



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

**BEDROOM 3**

11'7" x 8'0" (3.54m x 2.44m)



Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

**FAMILY BATHROOM**

8'10" x 6'11" (2.71m x 2.12m)



Window to rear; vanity mounted sink; WC and bath with mains shower over; wall mounted Chrome towel radiator; wood effect vinyl flooring; inset ceiling light fittings.

**GARAGE**

Up and over door; housing the central heating boiler; power and light.

**OUTSIDE**



The garden to the front has an area of lawn and a driveway providing off street parking for at least two cars. The fully enclosed rear garden has a good size patio area immediately outside the sun lounge with the remainder laid with low maintenance artificial grass and bark chips.

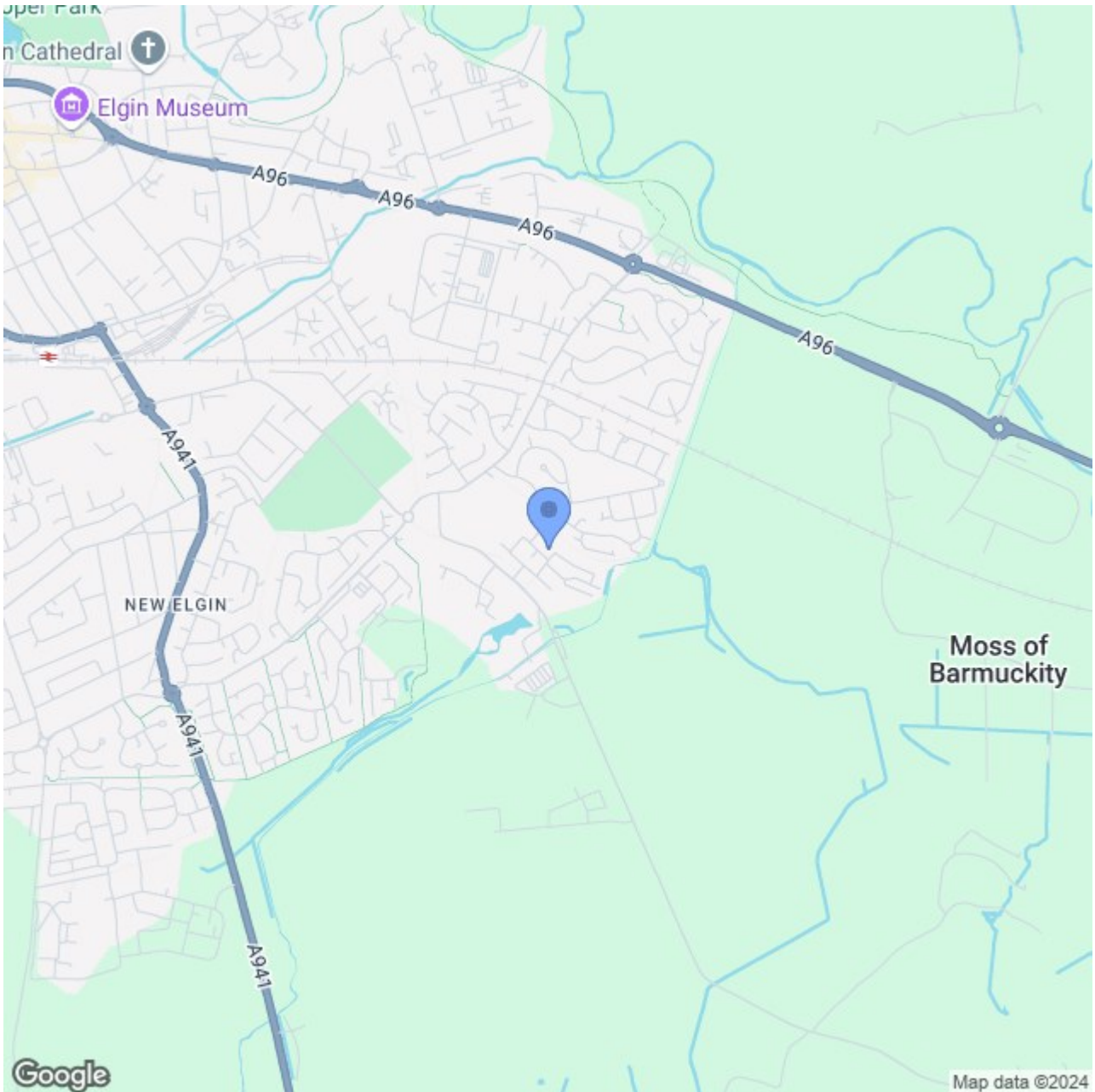
**NOTES**

Included in the asking price are all carpets and fitted floor

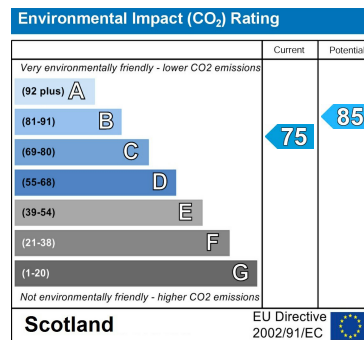
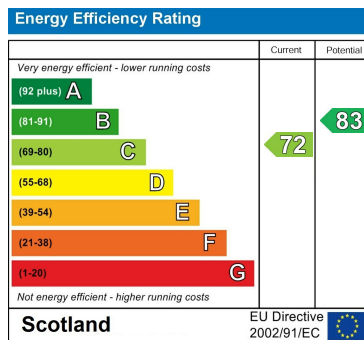
coverings; all light fittings; all blinds; all bathroom, en-suite and guest WC fittings; the built-in electric oven, warming drawer; four ring gas hob: hood; the integrated fridge freezer and dishwasher in the kitchen and the integrated washing machine in the utility room.

COUNCIL TAX BAND: E

## 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](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagency-moray.co.uk>**