



Leonach Place, Elgin, IV30 6JT

Offers Over £350,000

Hamish  
[www.hamish-homes.co.uk](http://www.hamish-homes.co.uk) | 01343 331100



**Hamish**  
PROPERTY PROFESSIONALS





- Five bedroom detached house on a corner plot
- Quiet residential setting with off-street parking
- Gas fired central heating
- Modern fitted kitchen with a range cooker
- Open plan kitchen / diner / lounge
- Double glazed throughout
- Two ensuite bedrooms
- Early entry available
- Viewings by appointment only, 7 days a week
- Home report available on request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!



Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



Situated just over a mile from the centre of Elgin, a short walk from Elgin Golf Club, this impressive house has a substantial interior space of 215 m<sup>2</sup> and an above-average EPC rating of band C. Constructed in 2003 and beautifully decorated throughout with individually designed rooms, this property has a high-quality ambience and comfortable styling and offers a fabulous family home. The property has also been superbly maintained and is located on a large, south-facing corner site on a quiet, block-paved road.

The main accommodation opens into a large vestibule and entrance hall. The living room, dining room and kitchen are in an L-shaped open-plan arrangement which spans one side and the rear of the house. The double-aspect living room has a view to the front of the property and a window overlooking the substantial patio at the rear. This room is large, elegantly finished with a tartan-papered feature wall, and has a wooden mantelpiece. The dining room sits between the living room and kitchen and features French doors that open to the patio. The kitchen is beautifully finished with a large island and dark teal cabinetry topped with granite and features stylish black and white chequerboard tiles in the splash areas. A Rangemaster stove has a glass extractor over it, creating a striking traditional meets modern aesthetic. A separate utility room is also finished in black and white tiling and has a galley layout along one wall.

A second living room is in the converted garage. This room is inviting and given its meticulous design, offers no hint of its former use. It has been finished in petrol blue on the feature wall and has a wood-burning stove. French doors open to the rear garden. A large utility room with a galley layout is next to living room and has potential for conversion to a kitchen. The ground-floor bedroom is decorated in vibrant floral wallpaper and overlooks the front of the house. A large cloakroom with a WC and wash hand basin is nearby.

An attractive staircase carpeted in grey tartan leads to a generous wrap-around galleried landing with a large window. The principal bedroom has two built-in wardrobes and an attractive baroque-style feature wall. There is plentiful floorspace suitable for seating and dressing furniture. The ensuite shower has a curved enclosure and a WC and hand basin inset into a vanity. A second bedroom with an en-suite shower room is finished in white and also benefits from generous proportions, it also includes a WC and wash-hand basin. Two further bedrooms are both well-sized, each has a built-in wardrobe. The family bathroom is white with tiles in the wet areas. It has a bath with a hand-held shower, a WC and a pedestal hand basin.

The rear garden is enclosed with timber fencing and is laid with flagstones, creating a generous patio space. A large pergola is adjoined to the house, and there are two timber sheds, the larger of which, will remain with the property. The former garage has been sensitively converted to provide an additional lounge. With suitable permissions to convert the adjoining utility to a kitchen and to reconfigure and convert the ground floor to include the nearby cloakroom and ground-floor bedroom, the annex offers scope as a separate living space or guest accommodation. 2 Leonach Place is a beautiful property, with potential to create a separate accommodation for guests or as a granny flat. Featuring an attractive contemporary garden and a fabulous location, this lovely house will make a spacious and comfortable family home.

#### ABOUT ELGIN

A former Royal Burgh of Moray, Elgin is a popular city just one hour from Inverness and 90 minutes from Aberdeen. Located on the A96, Elgin is ideally placed for some of the major centres in Northern Scotland, as well as architecturally and historically significant buildings, including Elgin Cathedral and world-class distilleries.

With outstanding scenery and a famous past, Elgin is popular with visitors but has also grown into an important commercial centre in its own right. Often described as a City, Elgin has a natural dignity and attracts high-value brands, giving the area a feel of luxury but in a way that is accessible and welcoming. Elgin is well provided with local services, being home to UHI Moray, Dr Greys Hospital, doctors, dentists and many independent businesses. There are a number of primary schools and a high school, Gordonstoun School and Aberlour House are just 15 minutes away.

#### GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: F

EPC Rating: C (77)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



**Hamish**  
PROPERTY PROFESSIONALS





 5

 4

 215 m<sup>2</sup>



