



**12 Roseisle Drive, Elgin, IV30 4NT**  
**Offers over £375,000**

Spacious four bedroom family home situated in a quiet cul-de-sac development in the popular Bishopmill area of Elgin and within walking distance to both Bishopmill Primary School and Elgin Academy. The accommodation comprises entrance vestibule, hallway, lounge, dining room, conservatory, dining kitchen, utility, four bedrooms (one en-suite), bathroom and guest WC. The property further benefits from double glazing, gas central heating, alarm system, car port, integral garage, large driveway and garden.

**ENTRANCE VESTIBULE**

8'11" x 4'6" (2.73m x 1.39m)



Wooden door with glazed side panel; fitted carpet, ceiling light fitting; alarm system; wooden and glazed door leads into the hallway.

**HALLWAY**

13'5" x 12'2" (4.09m x 3.73m)



Two ceiling light fittings; fitted carpet; leads to dining kitchen, lounge, bedroom 4, guest WC and the staircase to the first floor.

**DINING KITCHEN**

14'9" x 9'10" (4.52m x 3.02m)



Window to rear; inset ceiling light fittings; vinyl flooring; fitted kitchen in a medium wood effect; built-in electric oven & grill, gas hob & hood; integrated dishwasher & fridge freezer; space for table & chairs; door to utility room; door to dining room.

**UTILITY**

9'9" x 7'1" (2.98m x 2.18m)



Window to rear; ceiling light fitting; vinyl flooring; base & wall units to match kitchen; stainless steel sink & drainer; space & plumbing for washing machine & tumble dryer; door to integral garage.

**LOUNGE**

19'5" x 13'5" (5.94m x 4.10m)



Bay window to front & window to side; ceiling light fitting; fitted carpet; fireplace with gas fire; double wooden and glazed doors lead through to the dining room.

**DINING ROOM**

13'2" x 10'10" (4.02m x 3.32m)



Window to side; ceiling light fitting; fitted carpet; built-in shelved storage cupboard; door to kitchen; double wooden and glazed doors to conservatory.

**CONSERVATORY**

11'10" x 9'2" (3.63m x 2.81m)



Glazed on all sides; vinyl flooring; wall light fitting; sliding patio doors lead out to the rear garden.

**BEDROOM 4**

11'11" x 9'4" (3.65m x 2.85m)



Bay window to front; ceiling light fitting; fitted carpet.

**GUEST WC**

8'4" x 4'0" (2.55m x 1.22m)



Circular window to side; ceiling light fitting; ceiling extractor; vinyl flooring; WC & pedestal sink.

**STAIRCASE & LANDING**

Velux skylight; fitted carpet; built-in cupboard with shelving & housing the hot water tank; leads to bedrooms 1, 2 & 3 and the bathroom.

**BEDROOM 2**

13'6" x 12'4" (4.14m x 3.76m)



Window to front; ceiling light fitting; fitted carpet; two double built-in wardrobes & recessed dressing table.

**BATHROOM**

7'0" x 6'8" (2.15m x 2.04m)



Velux window to side; ceiling light fitting; vinyl flooring; vanity mounted sink, WC & bath with mains shower over; shaver points.

**BEDROOM 3**

13'7" x 11'11" (4.15m x 3.65m)



Window to rear; ceiling light fitting; built-in double wardrobe; further built-in storage cupboard; recessed dressing table.

**BEDROOM 1**

18'1" x 16'7" (5.53m x 5.06m)

Window to front; two ceiling light fittings; fitted carpet; two double built-in mirrored wardrobes.

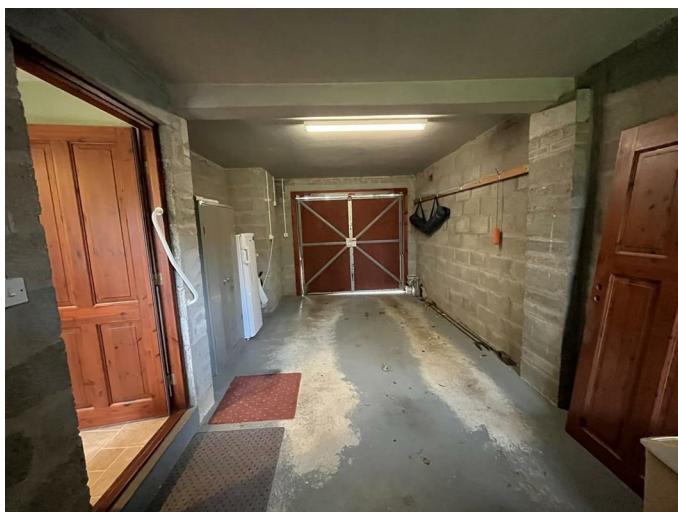
#### EN-SUITE

7'5" x 7'7" (2.27m x 2.32m)



Velux window to rear; ceiling light fitting; vinyl flooring; vanity mounted sink, WC, bidet & corner shower cubicle with mains shower; shaver points; built-in bathroom storage.

#### INTEGRAL SINGLE GARAGE



Up & over door; power & light; gas central heating boiler; personnel rear door to garden.

#### OUTSIDE



The property is located in a quiet and private position set back from the road. There are well maintained garden grounds, laid to lawn, to the front side & rear with a variety of mature shrubs & hedging. The driveway provides off-street parking for several vehicles & leads to car port & integral garage.

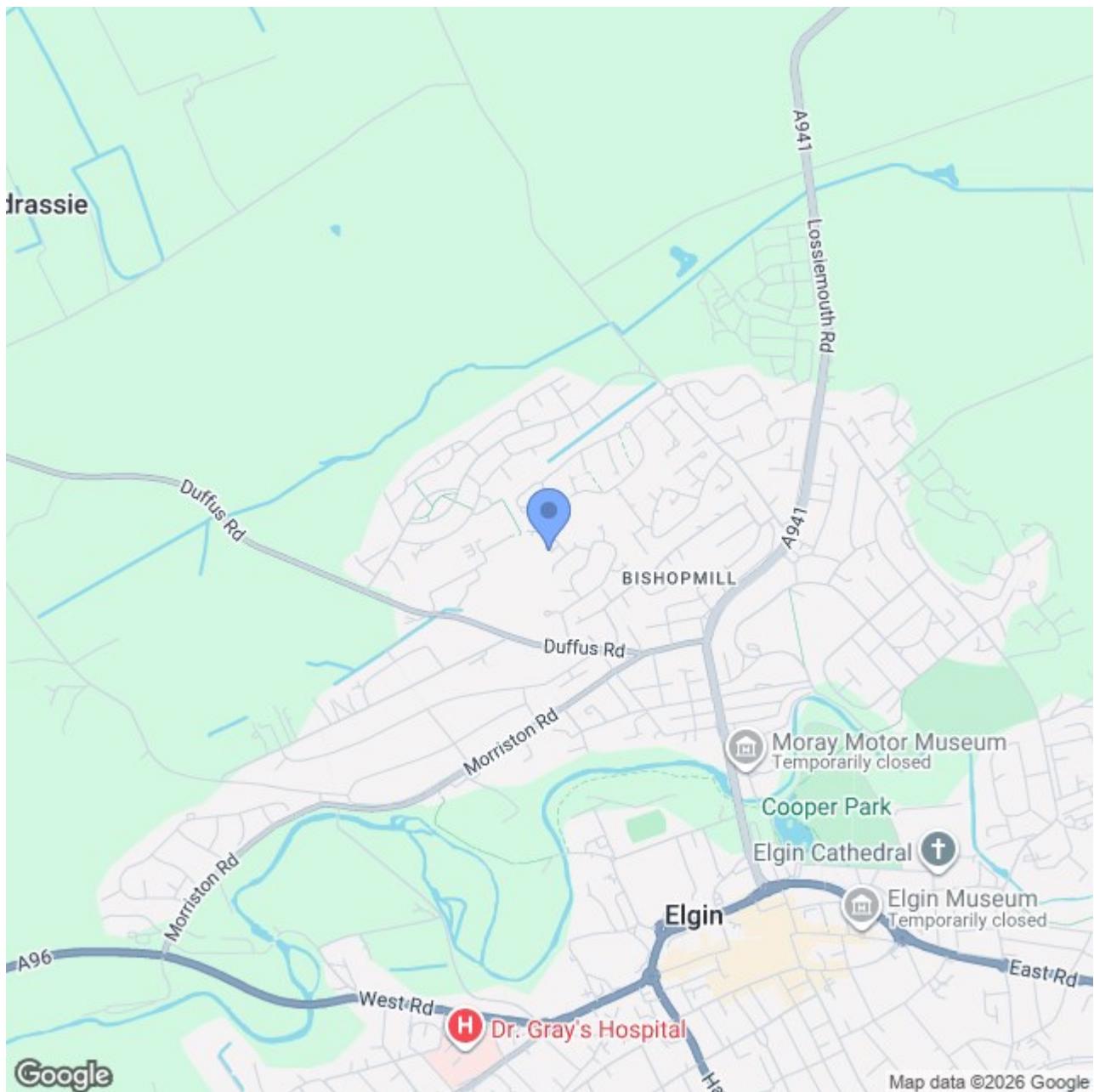
#### NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom, en-suite & guest WC fittings, the oven hob & hood, integrated dishwasher & fridge freezer in the kitchen, rotary clothes dryer and wooden shed in the garden.

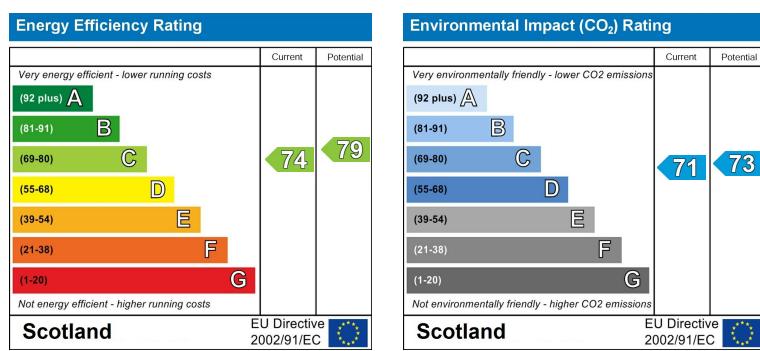




## Area Map



## 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 firms 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](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>