



**Harper
Macleod LLP**
Estate Agents & Solicitors



18 Duart Way, Elgin, IV30 8AY

Offers over £270,000

Modern detached three bedroom family home in immaculate order throughout & situated in the popular Springfield's Elgin South development. The accommodation comprises entrance hallway, lounge, dining kitchen, utility room, guest WC, three bedrooms (one en-suite) and a family bathroom. The property further benefits from double glazing, gas central heating, integral garage, garden & driveway.

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>

ENTRANCE HALLWAY

Entrance door, wood effect flooring, ceiling light fitting.

LOUNGE

14'4" x 11'0" (4.39m x 3.36m)



Window to front, fitted carpet, ceiling light fitting.

DINING KITCHEN

17'2" x 9'11" (5.24m x 3.03m)

Window & French doors to the rear garden, fitted kitchen in white, built-in double electric oven, 4 ring gas hob & hood, integrated fridge freezer & dishwasher. Wood effect flooring inset ceiling spotlights & ceiling light fitting, built-in storage cupboards.

UTILITY ROOM

7'1" x 6'0" (2.17m x 1.83m)



Window to rear, base unit to match the kitchen, plumbing & space for washing machine & tumble dryer, wood effect flooring, ceiling light fitting.

GUEST WC

7'0" x 3'9" (2.14m x 1.15m)



Window to side, sink & WC, chrome towel radiator. ceramic tile flooring, inset ceiling spotlights.

STAIRCASE & LANDING



Built-in storage cupboard housing the hot water tank, fitted carpet, ceiling light fitting.

BEDROOM 1

15'6" x 10'4" (4.74m x 3.15m)



Two Velux windows to front, double built-in wardrobes, fitted carpet, ceiling light fitting.

EN-SUITE SHOWER ROOM

6'6" x 5'7" (2.00m x 1.72m)



Window to rear, vanity mounted sink & WC, recessed shower enclosure with mains shower, towel radiator, ceramic tile flooring, inset ceiling spotlights.

BEDROOM 2

11'3" x 11'1" (3.44m x 3.38m)



Window to front, double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 3

10'1" x 7'1" (3.08m x 2.18m)



Window to rear, double built-in wardrobes, fitted carpet, ceiling light fitting.

FAMILY BATHROOM
7'8" x 5'7" (2.36m x 1.72m)



Window to rear, vanity mounted sink & WC, bath with mains shower over, wall mounted towel radiator, ceramic tile flooring, inset ceiling spotlights.

INTEGRAL GARAGE

Up & over door, power & light & housing the central heating boiler.

OUTSIDE



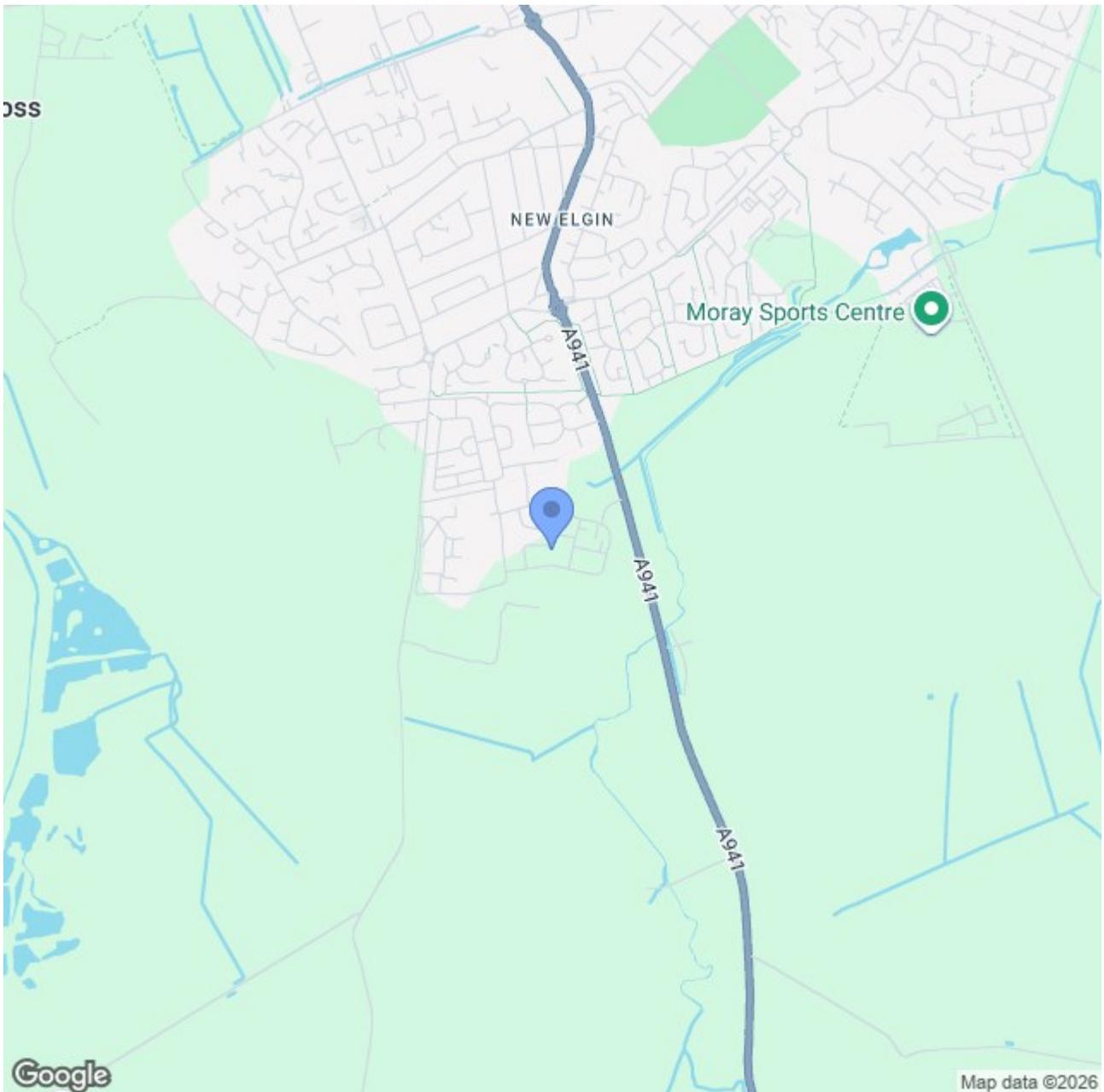
The garden to the front has an area of artificial grass & a driveway providing off street parking for two cars. The fully enclosed rear garden is mainly lawn with a Patio area, rotary clothes dryer.

NOTES

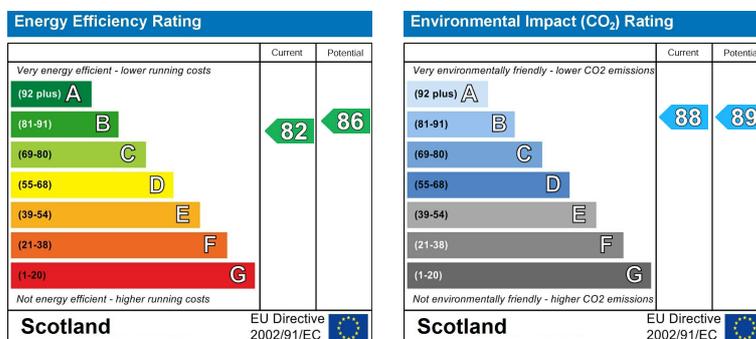
Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom, en-suite & guest WC

fittings, the double oven, hob & hood, the integrated dishwasher & fridge freezer in the kitchen and the rotary clothes dryer 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 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>