



**Harper
Macleod LLP**
Estate Agents & Solicitors



4 Longmoor Crescent, Elgin, IV30 4HE
Offers over £165,000

Semi-detached house set in a well-established residential area & located within walking distance of Seafeld primary school. The spacious accommodation is set over two floors and comprises entrance hallway, lounge, kitchen, downstairs WC, 3 double bedrooms (one en-suite) and a shower room. The property further benefits from double glazing, gas central heating, easily maintainable rear garden and off-street parking for several vehicles.

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ENTRANCE HALLWAY

Front door; floor cupboard houses the electric meter; vinyl flooring; ceiling light fitting.

KITCHEN

10'5" x 10'2" (3.18m x 3.11m)

Window to rear; fitted kitchen; integrated gas hob and hood; built-in oven and grill; integrated dishwasher; sink; space for kitchen table; fluorescent ceiling light fitting; vinyl flooring.

LOUNGE

20'11" x 10'5" (6.39m x 3.20m)

Windows to back and front; gas fire (back boiler) with wooden surround and hearth; fitted carpet; ceiling light fittings.

REAR HALL

Back door; vinyl flooring; ceiling light fitting.

GUEST WC

4'9" x 4'0" (1.46m x 1.22m)

Frosted window to rear; WC and sink; vinyl flooring; ceiling light fitting.

STAIRCASE AND LANDING

Fitted carpet; built-in storage cupboard houses the water tank; hatch to loft space; ceiling light fitting.

BEDROOM 1

16'2" x 10'6" (4.95m x 3.21m)

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

EN-SUITE

10'5" x 4'9" (3.18m x 1.47m)

Frosted window to rear; WC and sink; shower enclosure with mains shower; vanity unit; hatch to loft space; ceiling light fitting.

BEDROOM 2

15'7" x 9'10" (4.75m x 3m)

Windows to front; two built-in single wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 3

12'6" x 9'6" (3.82m x 2.91m)

Window to rear; fitted carpet; ceiling light fitting.

SHOWER ROOM

8'0" x 4'11" (2.45m x 1.52m)

Shower enclosure with mains shower; WC and vanity mounted sink; vinyl flooring; ceiling light fitting.

INTEGRAL GARAGE

Up and over door; plumbing for washing machine and tumble dryer; power and light fitting.

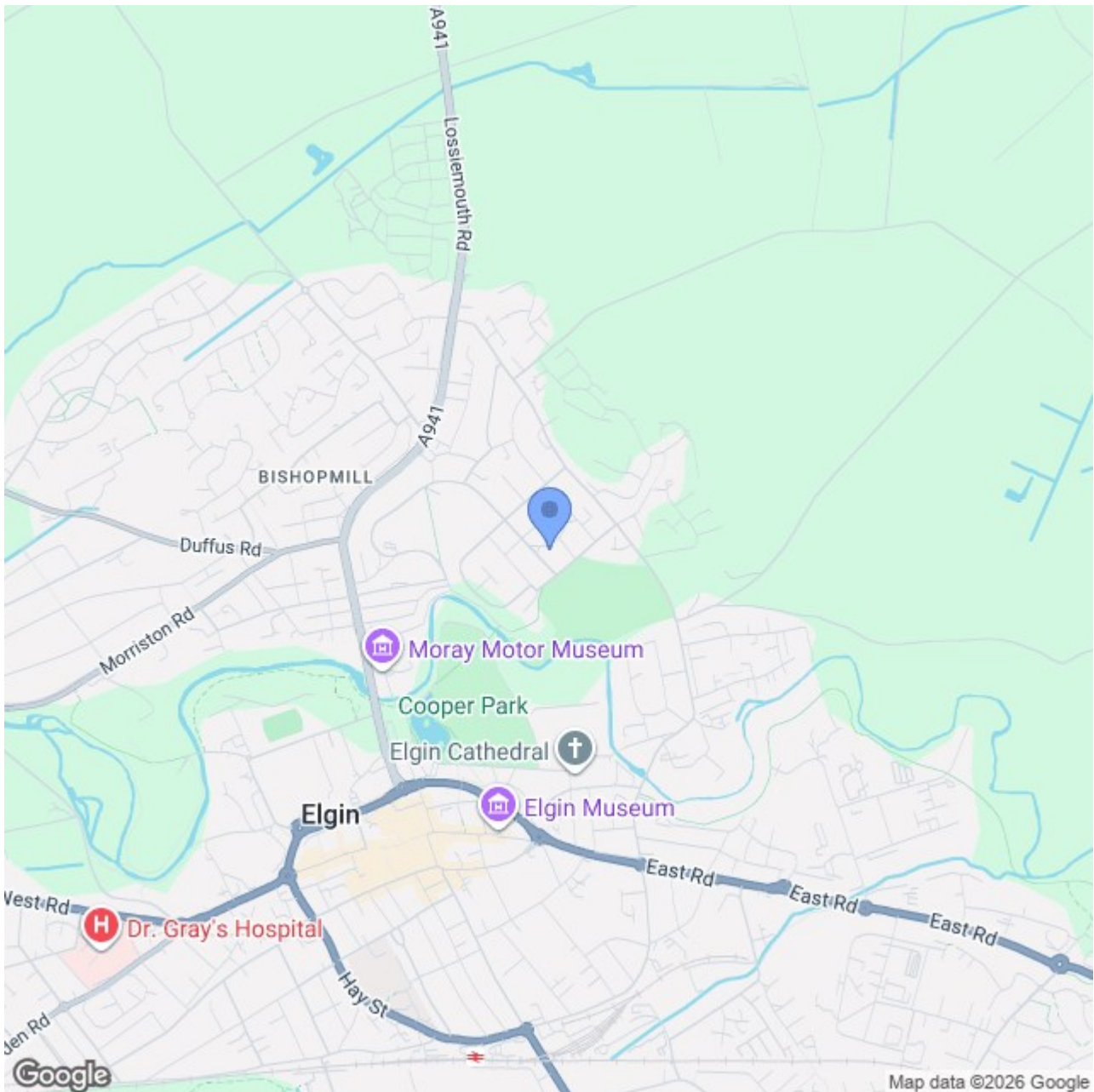
OUTSIDE

The fully enclosed and easily maintainable rear garden is laid in slabs and chipped stones. There is a large shed with power and light and ample off-street parking at the front of the property.

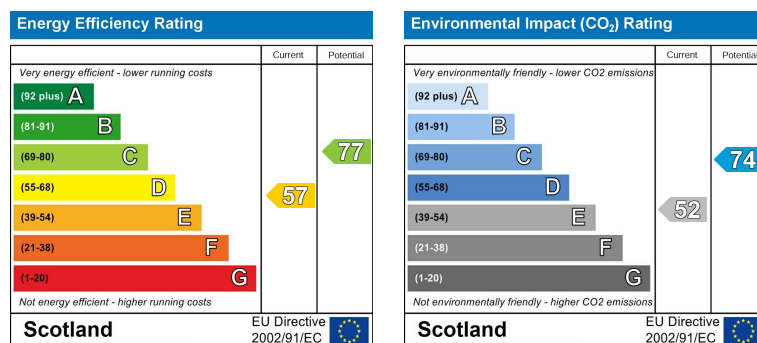
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all curtains and curtain poles; all bathroom and en-suite fittings; the built-in electric oven and grill, integrated gas hob, hood and integrated dishwasher in the kitchen, the washing machine and the tumble dryer in the garage.

Area Map



Energy Efficiency Graph



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