Harper Macleod LLP
Estate Agents & Solicitors

4 Longmoor Crescent, Elgin, IV30 4HE

Offers over £165,000

Semi-detached house in a well-established residential area of Elgin and within walking distance of Seafield 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 a driveway providing off-street parking for several vehicles.

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ENTRANCE HALLWAY
Entrance door; cupboard housing the electric meter; vinyl flooring; ceiling light fitting.

LOUNGE
20'11" x 10'5" (6.39m x 3.20m)
Windows to front and rear; fireplace with wooden surround; gas fire (back boiler); fitted carpet; ceiling light fittings.

KITCHEN
10'5" x 10'2" (3.18m x 3.11m)
Window to rear; fitted kitchen; integrated gas hob and hood; built-in electric oven and grill; integrated dishwasher; space for kitchen table; fluorescent ceiling light fitting; vinyl flooring.

REAR HALL
Door to rear garden; 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
Built-in storage cupboard houses the water tank; hatch to loft space; fitted carpet; 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; vinyl flooring; ceiling light fitting.

BEDROOM 2
15'7" x 9'10" (4.75m x 3m)
Two 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.

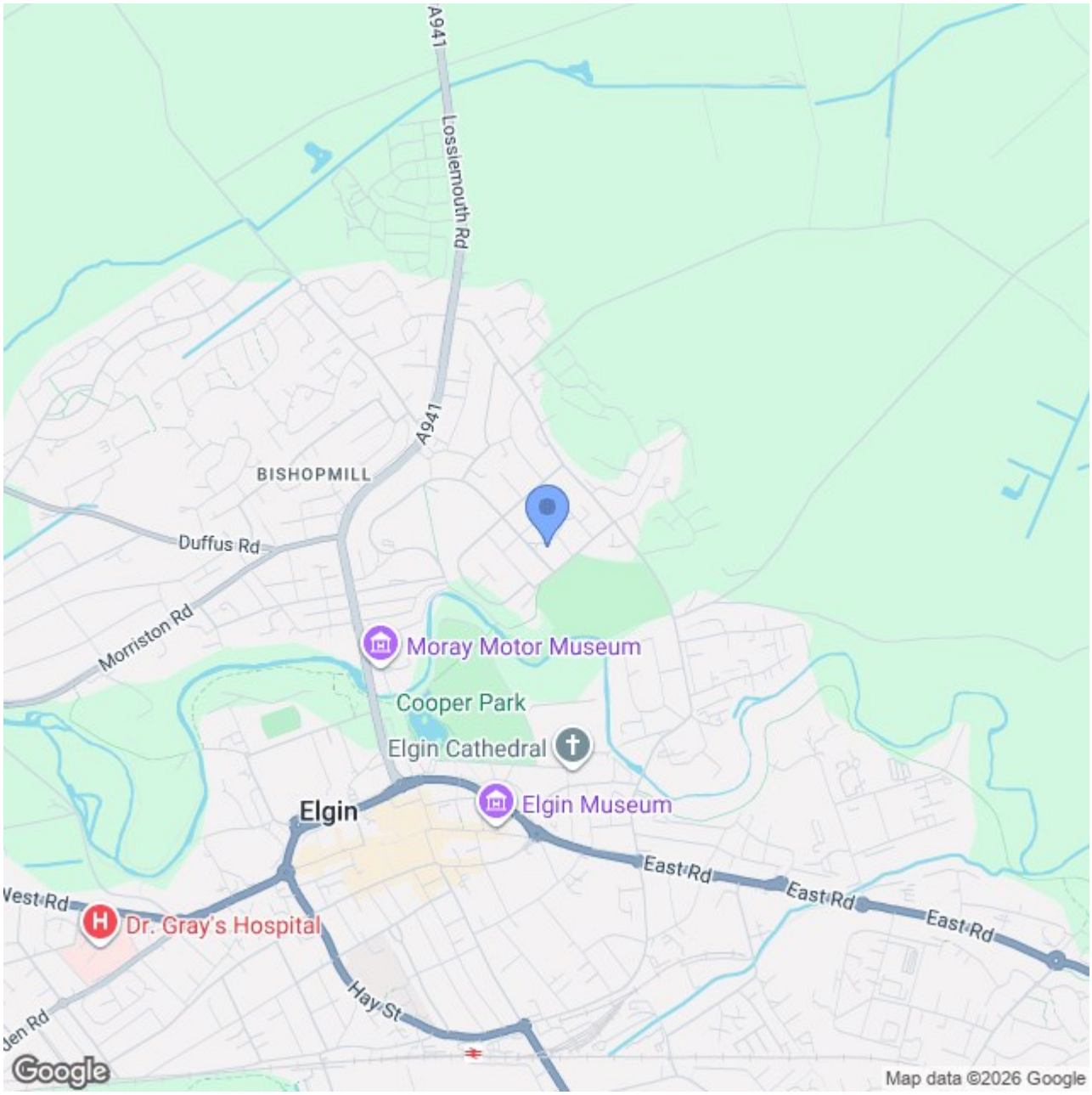
SHOWER ROOM
8'0" x 4'11" (2.45m x 1.52m)
Shower enclosure with mains shower; WC and vanity mounted sink; vinyl flooring; ceiling light fitting.

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

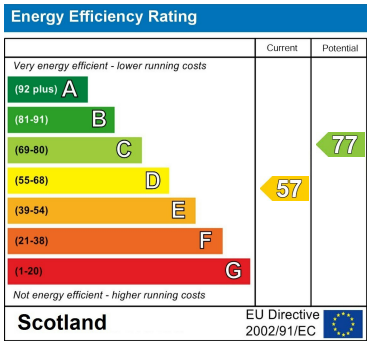
OUTSIDE
The fully enclosed and easily maintainable rear garden is laid in slabs and chipped stones. There is a large shed with power and light and ample off-street parking at the front of the property.

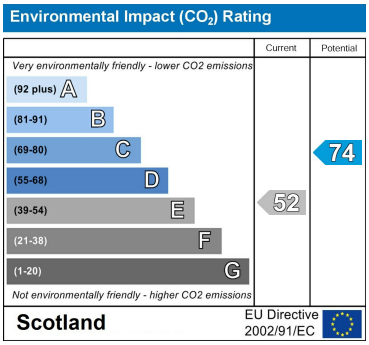
NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all curtains and curtain poles; all bathroom and en-suite fittings; the built-in electric oven and grill, integrated gas hob, hood and integrated dishwasher in the kitchen, the washing machine and the tumble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

Area Map



Energy Efficiency Graph





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