



**Harper
Macleod LLP**
Estate Agents & Solicitors



Ravenscraig, Braemorrison Road, Elgin, IV30 4DL

Offers in the region of £255,000

****£40,000 BELOW HOME REPORT VALUATION!****

Ravenscraig is located within the grounds of Braemorrison House in the sought after area of Bishopmill and a short walk from Bishopmill Primary School, Elgin Academy and local shops. The accommodation comprises entrance vestibule, hallway, lounge, dining room/bedroom 3, dining kitchen, rear vestibule, conservatory, two further bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, integral garage, garden and driveway.

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ENTRANCE VESTIBULE

5'9" x 5'3" (1.77m x 1.62m)

uPVC and glazed entrance door; cupboard housing the electric consumer units; wood effect flooring; ceiling light fitting.

HALLWAY



Wood effect flooring; ceiling light fitting; hatch to the loft space.

LOUNGE

16'5" x 10'9" (5.01m x 3.30m)



Bay window to front; feature fireplace with electric fire; fitted carpet; ceiling light fitting.

DINING KITCHEN

12'2" x 12'2" (3.71m x 3.71m)



Window to rear; fitted kitchen in white; built-in single electric oven, hob and hood; plumbed in washing machine; tile effect flooring; ceiling light fitting; built-in storage cupboard.

REAR VESTIBULE

8'10" x 6'6" (2.71m x 1.99m)



Window to rear; range of base units; tile effect flooring; ceiling light fitting.

CONSERVATORY



Glazed on three sides; ceramic tile flooring; French doors to the rear garden.

DINING ROOM/BEDROOM 3
16'6" x 10'11" (5.04m x 3.34m)



Bay window to front; feature fireplace with electric fire; fitted carpet; ceiling light fitting.

BEDROOM 1
12'2" x 10'9" (3.72m x 3.30m)



Window to rear; fitted carpet; ceiling light fitting.

BEDROOM 2
10'0" x 8'9" (3.06m x 2.69m)



Window to rear; fitted carpet; ceiling light fitting.

BATHROOM

8'9" x 5'5" (2.67m x 1.66m)



Window to rear; sink; WC and bath with electric shower over; wall mounted cabinet; vinyl flooring; ceiling light fitting.

LOFT SPACE

Loft ladder to loft space which has been lined and floored with a Velux window to rear.

INTEGRAL GARAGE



Electric door; power and light.

OUTSIDE



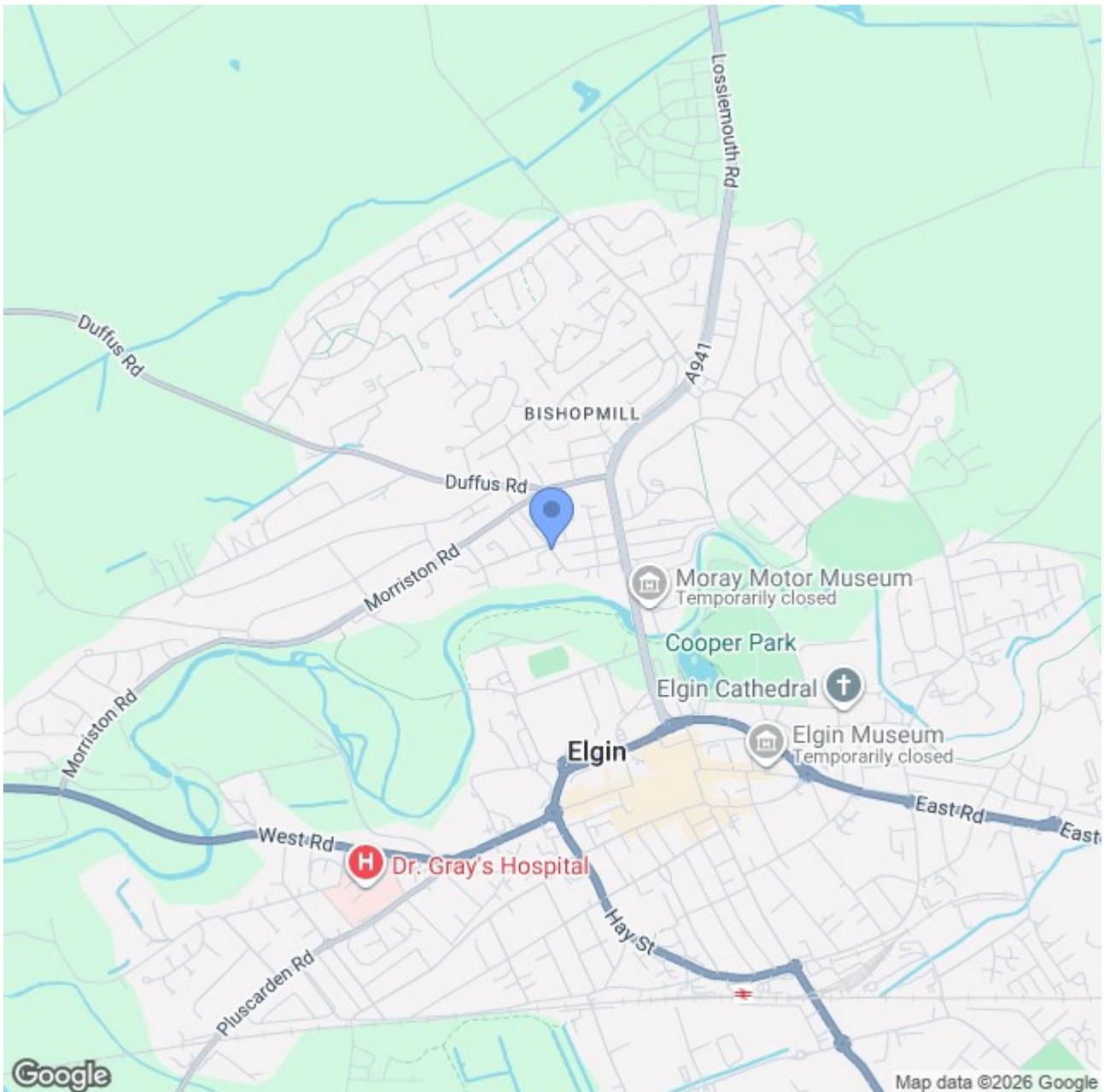
The garden to the front is all low maintenance gravel giving a good amount of off street parking. The fully enclosed rear garden is laid to lawn; patio area and some planted borders.

NOTES

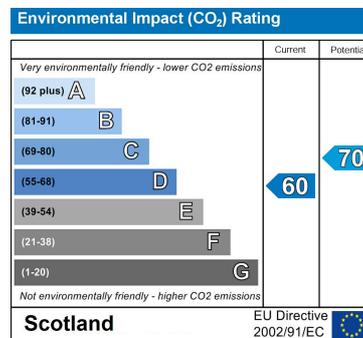
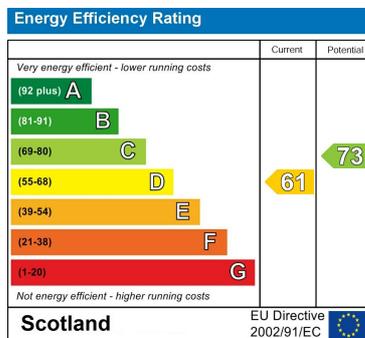
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings and the built-in electric oven, hob, hood, washing machine, fridge and freezer in the kitchen



Area Map



Energy Efficiency Graph



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