



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **Lochi-Mayre, Miltonduff, Elgin, IV30 8TG**

**Offers over £330,000**

Nestled in the charming rural area of Miltonduff, Elgin, this immaculate detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. Mosstown Primary School is close by and the town of Elgin for secondary education is less than a ten minute drive.

The surrounding area is known for its picturesque landscapes and friendly community, making it an excellent choice for those looking to settle in a tranquil yet accessible location. The accommodation comprises entrance vestibule, hallway, lounge, open plan dining kitchen and sun room, three double bedrooms (one en-suite) and a family shower room. The property further benefits from double glazing, oil central heating, garage and a good size garden.

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**ENTRANCE VESTIBULE**

5'2" x 4'10" (1.60m x 1.49m)

Composite entrance door, built-in cloak cupboard, oak flooring, ceiling light fitting.

**HALLWAY**

Built-in shelved storage cupboard, fitted carpet, ceiling light fitting.

**LOUNGE**

18'4" x 13'6" (5.61m x 4.12m)

Triple windows to front, feature fireplace with electric fire, fitted carpet, two ceiling light fittings.

**OPEN PLAN DINING KITCHEN/SUN ROOM**

22'3" x 19'2" (6.80m x 5.86m)

Window to rear, solid oak fitted kitchen, built-in double electric oven, hob & hood, integrated fridge & dishwasher, tile effect flooring throughout, three ceiling light fittings.

**UTILITY ROOM**

6'11" x 5'0" (2.11m x 1.54m)

Window to rear, base & wall units to match the kitchen, plumbing & space for washing machine, under counter freezer, built-in cupboard housing the oil CH boiler, tile effect flooring, ceiling light fitting.

**BEDROOM 1**

13'5" x 11'8" (4.09m x 3.57m)

Double windows to front, triple built-in wardrobes, fitted carpet, ceiling light fitting.

**EN-SUITE SHOWER ROOM**

9'11" x 4'1" (3.04m x 1.26m)

Window to side, vanity mounted sink & WC, spacious shower enclosure with mains shower, chrome towel radiator, electric under-floor heating, ceramic tile flooring, inset ceiling spotlights.

**BEDROOM 2**

10'9" x 9'11" (3.28m x 3.04m)

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

**BEDROOM 3**

10'7" x 9'11" (3.23m x 3.04m)

Double windows to front, built-in wardrobe, fitted carpet, ceiling light fitting.

**SHOWER ROOM**

9'10" x 5'6" (3.02m x 1.70m)

Window to rear, vanity mounted sink & WC, spacious shower

cubicle with mains shower, chrome towel radiator, ceramic tile flooring, inset ceiling spotlights.

**GARAGE**

Up & over door, personnel door to side, power & light.

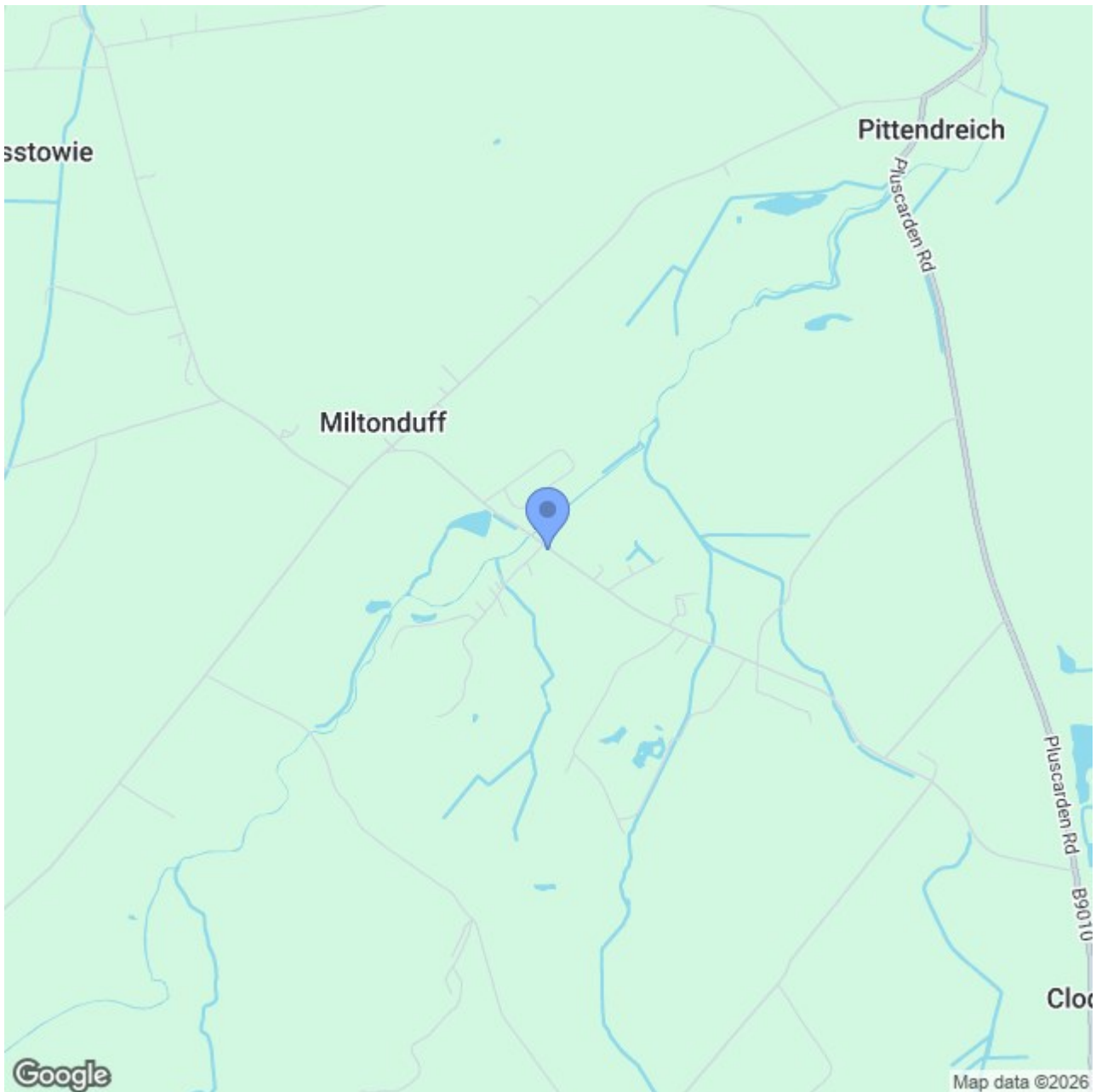
**OUTSIDE**

A sweeping driveway leads up to the property giving a great deal of off-street parking. The fully enclosed rear garden has a substantial patio area, lawn with planted borders, wooden garden shed, rotary clothes dryer.

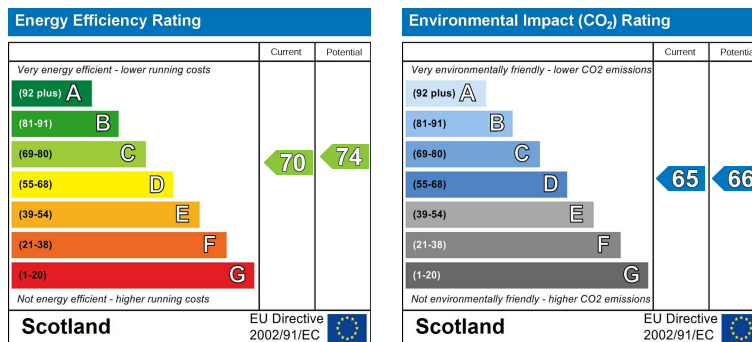
**NOTES**

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all shower room & en-suite fittings, the double oven, hob & hood, the integrated fridge & dishwasher in the kitchen & under-counter freezer in the utility room, wooden shed & rotary clothes dryer in the garden.

## Area Map



## Energy Efficiency Graph



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