



Lesmurdie Road, Elgin, IV30 4HP
Offers Over £315,000

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This exceptional detached family residence, completed by respected local builders Excel Scotland, showcases a superior standard of craftsmanship and contemporary design. Perfectly positioned in a highly desirable location, the property enjoys convenient access to the local primary school and the picturesque Cooper Park.

The accommodation is arranged to provide both elegance and functionality. A welcoming entrance vestibule opens into a refined hallway, leading to a beautifully proportioned lounge ideal for relaxation. The heart of the home is the impressive open-plan dining kitchen and family area, designed for modern living and effortless entertaining. A stylish ground floor shower room further enhances the practicality of the layout. Upstairs, the property offers four generously sized bedrooms, including a luxurious principal suite complete with en-suite facilities, alongside a well-appointed family bathroom.

Externally, the home continues to impress with well maintained garden grounds, a private driveway and an integral garage. Additional features include double glazing and gas central heating. This is a superb opportunity to acquire a contemporary home in a sought-after setting.

EPC B.

Council tax band E.

Vestibule 8'10" x 5'4" (2.7m x 1.65m)

Double and single built-in storage cupboards.

Wood effect flooring.

Ceiling light fitting.

Central heating radiator.

Entrance Hallway

Access to Lounge, Kitchen diner and shower room, staircase leading to the first floor accommodation.

Central heating radiator.

Ceiling light fitting.

Wood effect flooring.

Lounge 18'0" x 12'1" (5.5m x 3.7m)

Bright lounge with large window to the front aspect.

Central heating radiator.

Ceiling light fitting.

Fitted carpet.

Kitchen Diner 26'2" x 11'9" (8m x 3.6m)

The heart of the house is the modern kitchen with a great range of wall and base units finished in cream with complimentary work top space and breakfast bar.

Integrated appliances include four ring electric hob and over head hood, oven, microwave, dishwasher and fridge freezer. plumbing in place for washing machine.

The dining area has patio doors leading out to the rear garden.

Space for a large dining table and chairs.

Central heating radiator.

Ceiling light fittings.

Ground floor shower room 8'2" x 7'6" (2.5m x 2.3m)

Stylish 3 piece shower room comprising shower cubicle with mains shower wash hand basin and W.C.

Ceiling spotlights.

Chrome ladder style radiator.

Tiled flooring.

Opaque window to the front aspect.

Stairs/Landing

Carpeted staircase leads up to the first floor landing.

Access to the four bedrooms and bathroom.

Large storage cupboard.

Central heating radiator.

Ceiling light fitting.

Master Bedroom 13'1" m x 12'5" (4 m x 3.80m)

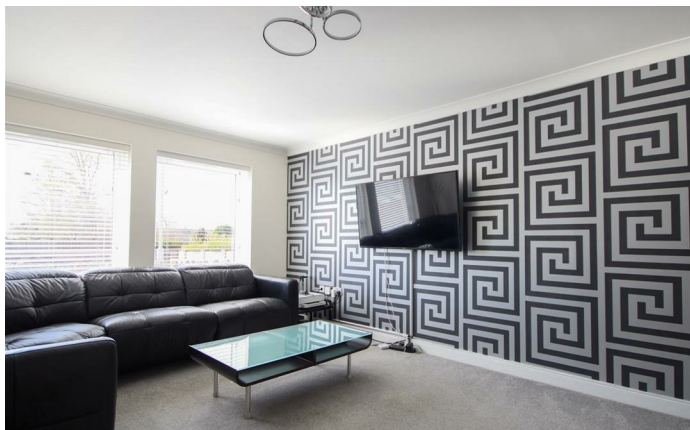
Master bedroom with window to the front aspect.

Fitted carpet.

Built in double wardrobe.

Ceiling light fitting.

Central heating radiator.



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En Suite shower room 8'10" x 5'2" (2.70m x 1.6m)

Ensuite shower room with a walk enclosure with mains fed shower, W.C and wash hand basin.

Tiled flooring.

Chrome ladder style radiator.

Ceiling light fitting.

Extractor fan.

Bedroom 2 14'5" x 11'1" (4.4m x 3.4m)

Good sized double bedroom with window to the rear aspect.

Fitted carpet.

Built in double wardrobe with mirror fronted doors.

Central heating radiator.

Ceiling light fitting.

Bedroom 3 11'9" x 10'9" (3.6m x 3.3m)

Spacious double bedroom with window to the rear aspect.

Central heating radiator.

Ceiling light fitting.

Fitted carpet.

Built in double wardrobe with mirror fronted doors.

Bedroom 4 9'2" x 8'2" (2.80m x 2.5m)

Fourth bedroom with window to the front aspect.

Ceiling light fitting.

Central heating radiator.

Fitted carpet.

Bathroom 7'8" x 5'10" (2.35m x 1.8m)

Three piece bathroom suite in white comprising bath with mains

shower and glass screen, wash hand basin and toilet.

Tiled flooring.

Window to the front aspect.

Ceiling spotlights.

Extractor fan.

Chrome ladder style radiator.

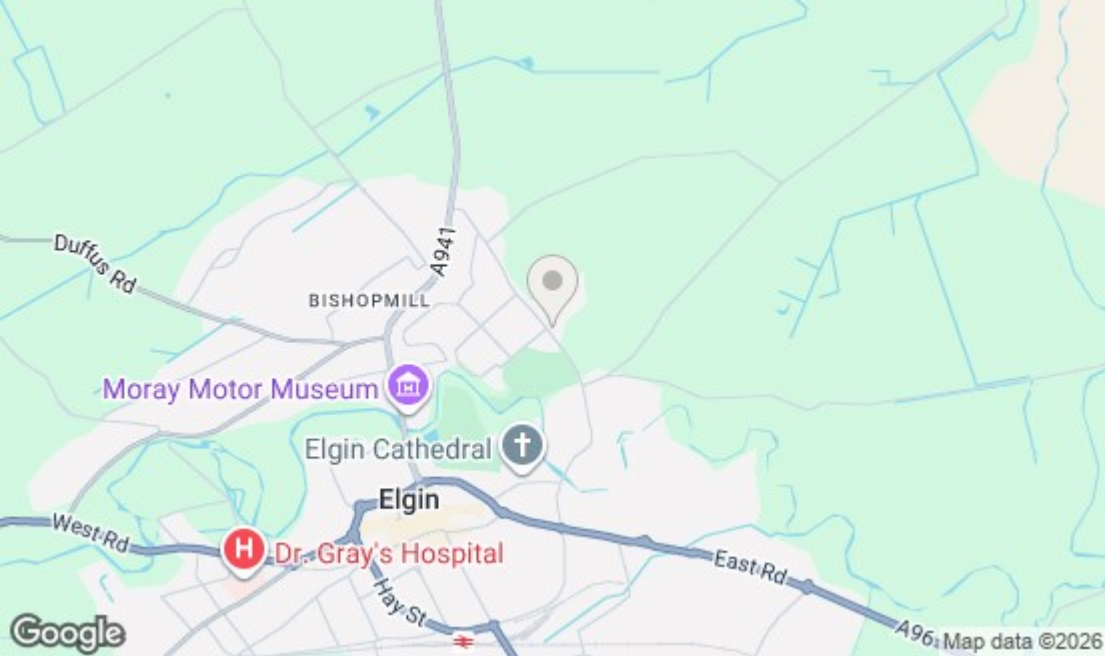
Exterior

Good sized single garage with power and light.

The front garden is low maintenance with decorative chipped stones and loc bloc drive way providing parking for several vehicles.

The rear enclosed garden is predominantly laid to lawn with a slabbed patio area





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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