



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**15 Fairfield Avenue, Elgin, IV30 6BB**

**Offers over £325,000**

Detached four bedroom house situated in the sought after west end of Elgin and within walking distance of the town centre. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen/family room, guest WC, four bedrooms (three en-suite) and a family bathroom. The property further benefits from double glazing, gas central heating, garage and garden.

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### ENTRANCE VESTIBULE

Composite wood effect door; integral door into the garage; wood effect flooring; ceiling light fitting.

### HALLWAY



Fitted carpet; ceiling light fitting.

### LOUNGE

14'7" x 13'4" (4.45m x 4.07m)



Bay window to front; fitted carpet; ceiling light fitting.

### DINING KITCHEN/FAMILY AREA

26'2" approx x 9'8" (8m approx x 2.97m)



Two windows and French doors to the rear garden; fitted kitchen in grey gloss; built-in double electric oven, induction hob; hood; integrated dishwasher and fridge freezer; ample space for lounge furniture and dining table and chairs; wood effect flooring; inset ceiling spotlights.

### GUEST WC

6'1" x 3'6" (1.86m x 1.09m)



Internal room; sink and WC; wood effect vinyl; ceiling light fitting; extractor fan.

## STAIRCASE AND LANDING



Window to side; shelved storage cupboard; cupboard housing the hot water tank; fitted carpet; two ceiling light fittings.

## BEDROOM 1

13'5" x 13'1" (4.10m x 3.99m)



Window to front; two sets of double built-in wardrobes; fitted carpet; ceiling light fitting.

## EN-SUITE SHOWER ROOM

6'6" x 5'4" (2m x 1.64m)



Window to front; vanity mounted sink and WC; shower enclosure with mains shower; vinyl flooring; inset ceiling spotlights.

## BEDROOM 2

12'6" x 11'10" (3.83m x 3.62m)



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

**JACK N JILL EN-SUITE SHOWER ROOM**  
7'2" x 4'8" (2.20m x 1.43m)



Window to side; vanity mounted sink and WC; shower enclosure with mains shower; vinyl flooring; inset ceiling spotlights.

**BEDROOM 3**  
11'9" x 10'4" (3.60m x 3.16m)



Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

**BEDROOM 4**  
9'10" x 8'7" (3.02m x 2.64m)



Window to rear; fitted carpet; ceiling light fitting.

**FAMILY BATHROOM**  
9'10" x 7'11" (3.02m x 2.42m)



Window to rear; vanity mounted sink and WC; corner bath with tap/shower attachment; vinyl flooring; inset ceiling spotlights.

**INTEGRAL GARAGE/UTILITY**

Up and over door; utility area to the rear with worktop; plumbing and space for washing machine; space for tumble dryer; wall mounted gas central heating boiler.

**OUTSIDE**



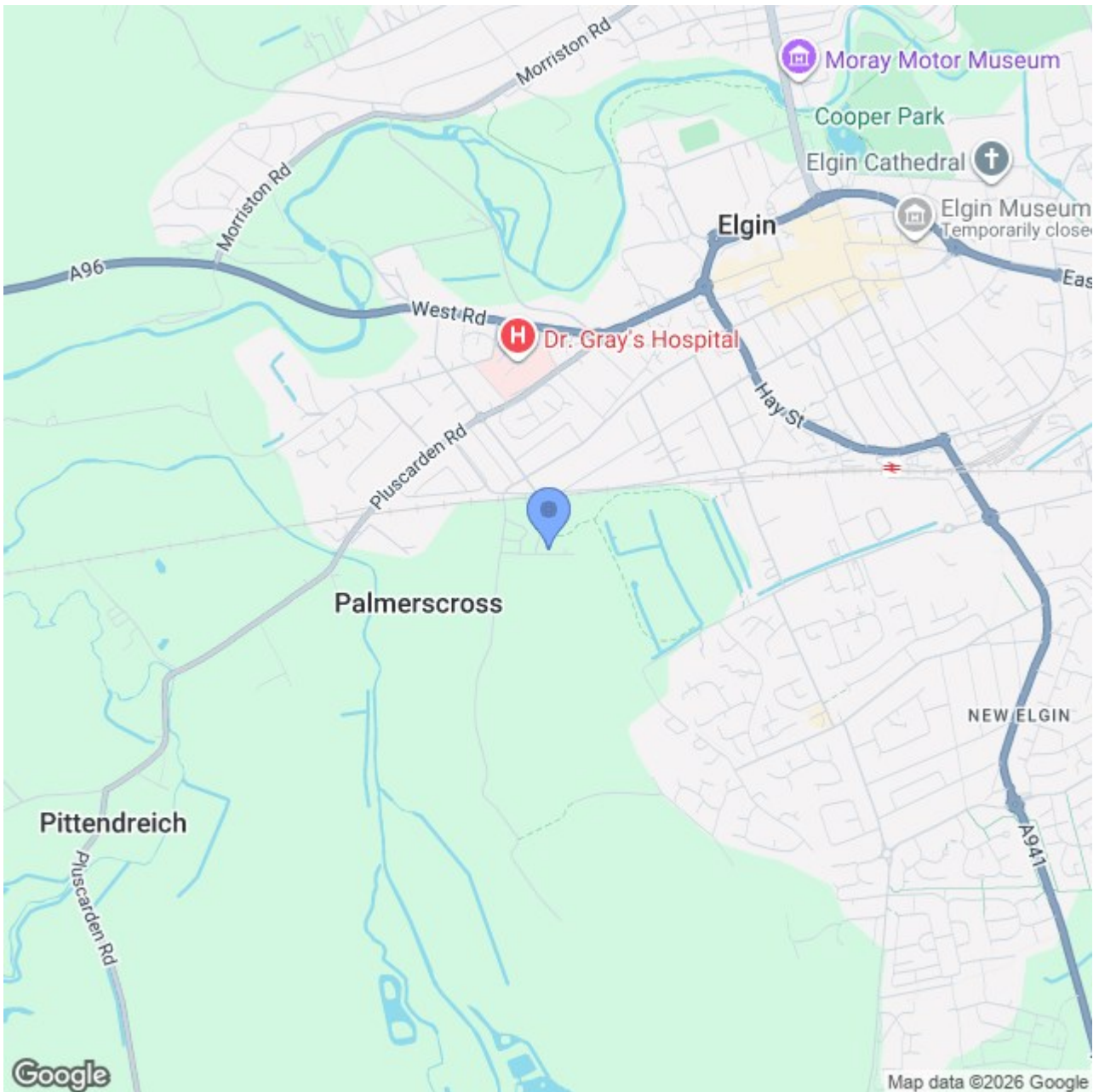
The garden to the front has an area of lawn and a driveway providing off-street parking. The fully enclosed rear garden is mainly lawn with a spacious patio area.

**NOTES**

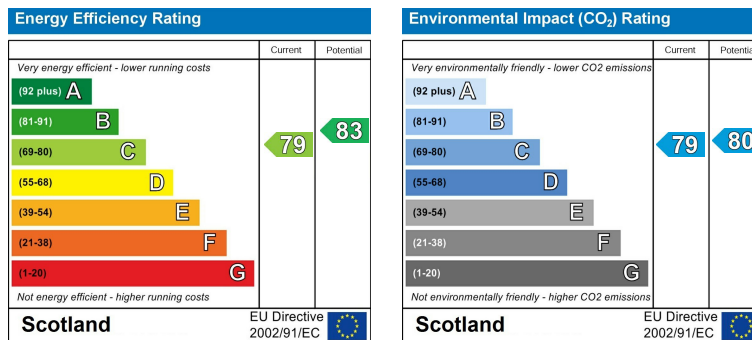
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and both en-suite fittings; the double electric oven, hob, hood and integrated dishwasher and fridge freezer in the kitchen.

**VIEWING - CONTACT SELLING AGENT 01343  
555150**

## Area Map



## Energy Efficiency Graph



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