



**Harper
Macleod LLP**
Estate Agents & Solicitors



31 Beech Brae, Elgin, IV30 4NS
Offers over £255,000

Semi-detached four bedroom house situated in a popular and quiet residential area of Elgin and within walking distance of Bishopmill Primary School and Elgin Academy. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, utility room, ground floor bedroom/study, guest wc and on the first floor three further double bedrooms (one en-suite) and a family bathroom. The property further benefits from double glazing, gas central heating, garden, summerhouse and driveway

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ENTRANCE VESTIBULE

5'9" x 2'11" (1.76 x 0.89)

Entrance door; cupboard housing the electric consumer units; wood effect flooring; ceiling light fitting.

HALLWAY



Spacious under stair cupboard; wood effect flooring; two ceiling light fittings.

STUDY/GROUND FLOOR BEDROOM

11'1" x 8'1" (3.38 x 2.47)



Window to front; wood effect flooring; ceiling light fitting.

GUEST WC

5'3" x 4'6" (1.61 x 1.39)



Internal room; vanity mounted sink and wc; wood effect flooring; inset ceiling spotlights; extractor fan.

LOUNGE

16'10" x 11'11" (5.14 x 3.64)



Window to front; wood effect flooring; ceiling light fitting.

DINING KITCHEN

19'7" x 10'7" (5.98 x 3.23)



Two windows to rear; fitted kitchen in cream; built-in double electric oven; microwave and induction hob; integrated dishwasher; dining space for family size dining table and chairs; wood effect and ceramic tile flooring; ceiling light fitting; inset ceiling spotlights.

UTILITY ROOM

10'7" x 4'11" (3.25 x 1.52)



Door to rear garden; range of base and wall units to match the kitchen; stainless steel sink; plumbing and space for washing machine and tumble dryer; fridge freezer; wall mounted gas central heating boiler.

STAIRCASE AND LANDING

Built in storage cupboard housing the hot water tank; fitted carpet; ceiling light fitting; hatch to the loft space.

BEDROOM 3

11'8" x 10'4" (3.56 x 3.16)



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

BEDROOM 2

13'6" x 11'11" (4.12 x 3.64)



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

BEDROOM 1

11'11" x 11'5" (3.64 x 3.50)



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

EN-SUITE SHOWER ROOM

7'3" x 5'7" (2.21 x 1.71)



Window to rear; vanity mounted sink and wc; corner shower cubicle with mains shower; towel radiator; ceramic tile flooring; inset ceiling spotlights.

FAMILY BATHROOM

10'5" x 6'3" (3.19 x 1.92)



Window to rear; sink; wc and bath with shower/tap attachment; range of storage cabinets; towel radiator; ceramic tile flooring; inset ceiling spotlights.

OUTSIDE



The garden to the front has an area of lawn bordered with mature shrubs and trees and a driveway providing off-street parking. The fully enclosed rear garden has a Patio area; raised decking area with a summer house(power and light in the summerhouse) and garden storage area; an area of lawn and mature shrubs and trees; rotary clothes dryer.

NOTES

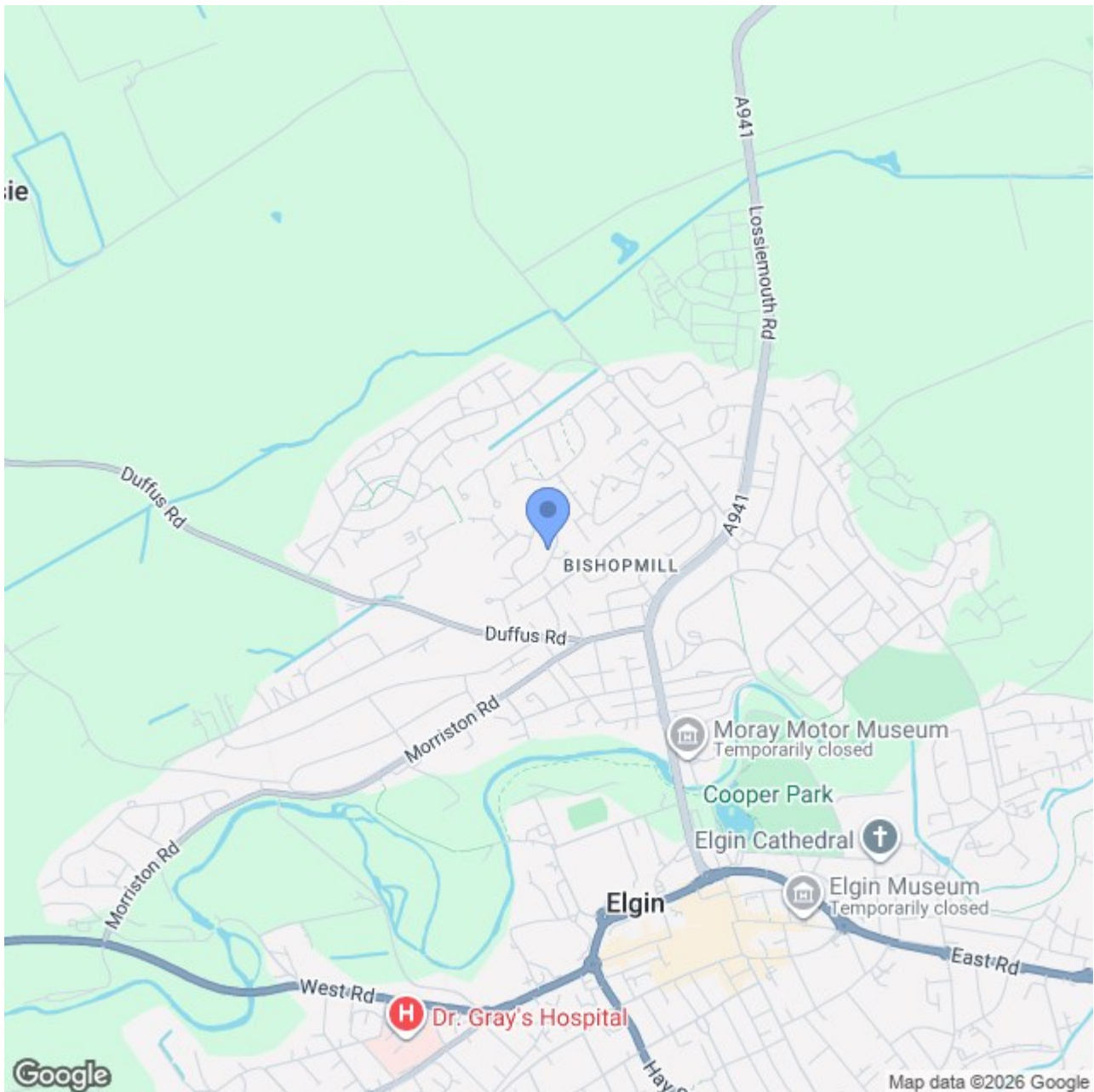
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom, guest wc and en-suite fittings; all blinds; the built-in double electric oven; microwave, hob and integrated dishwasher in the kitchen and

the summerhouse, garden store and rotary clothes dryer in the garden.

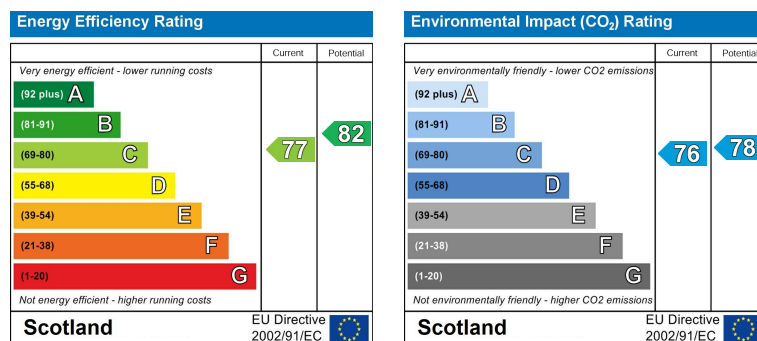


VIEWING CONTACT SELLING AGENT 01343 555150

Area Map



Energy Efficiency Graph



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