



**Harper
Macleod LLP**
Estate Agents & Solicitors



1 South March, Bogmoor, Spey Bay, IV32 7PU

Offers over £395,000

Harper Macleod are pleased to present this appealing contemporary detached house, tastefully extended and modernised by the current owners, to create a comfortable stylish family home. Enjoying a peaceful semi-rural location, this property is only a short distance from local amenities, the Moray coast and tranquil riverside walks on the Speyside way.

Accommodation on the ground floor comprises: entrance hallway leading to a generous lounge, dining room, study, two bedrooms and shower room.

The dining kitchen has a central island, additional space for further comfortable seating, utility room, and stairway to the upper floor.

It is an enticing, flexible entertaining space with triple French doors leading to a fully enclosed rear garden.

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ENTRANCE HALLWAY

uPVC entrance door; glazed side panel; wood effect flooring; motion sensitive ceiling light fitting.

LOUNGE

21'10" x 16'0" (6.67m x 4.90m)

Double aspect to front and rear; recessed multi-fuel stove; fitted carpet; two ceiling light fittings; telephone ethernet outlets.

DINING ROOM

12'4" x 10'3" (3.77m x 3.13m)

Window to rear; wood effect flooring; ceiling light fitting with dimmer switch.

DINING KITCHEN

23'4" x 13'5" (7.13m x 4.11m)

Windows and triple French doors to the rear garden; fitted kitchen in white and grey; built-in double electric ovens; recessed microwave; induction hob and hood; plumbing and space for dishwasher; space for American style fridge freezer; vinyl flooring; inset ceiling spotlights.

UTILITY ROOM

7'9" x 5'7" (2.38m x 1.71m)

Window to front; range of base and wall units; concealed plumbing for washing machine; space tumbler dryer and fridge freezer; vinyl flooring; ceiling light fitting.

STUDY

8'3" x 5'10" (2.52m x 1.78m)

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

BEDROOM 4

14'4" x 8'9" (4.37m x 2.67m)

Window to front; double built-in wardrobes; single built-in cupboard; wood effect flooring ceiling light fitting.

BEDROOM 3

15'5" x 9'3" (4.70m x 2.82m)

Double aspect to front and side; wood effect flooring; ceiling light fitting.

SHOWER ROOM

5'8" x 5'2" (1.73m x 1.60m)

Internal room; sink; WC and shower cubicle with mains shower; chrome towel radiator; vinyl flooring; inset ceiling spotlights.

STAIRCASE & LANDING

Window to side; wood flooring; ceiling light fitting.

BEDROOM 1

19'7" x 16'7" (5.97m x 5.06m)

Window to front; fitted carpet; two ceiling light fittings with dimmer switch.

JACK 'N JILL BATHROOM

13'5" x 12'9" (4.10m x 3.90m)

Window to rear; two salon style sinks; WC; bidet; bath and jacuzzi shower cubicle; vinyl flooring; inset ceiling spotlights.

DRESSING/LAUNDRY ROOM

17'5" x 5'11" (5.31m x 1.82m)

Velux windows to front and rear; range of fixed hanging rails and shelving; plumbing and space for washing machine; space for tumble dryer; vinyl flooring.

BEDROOM 2

17'10" x 11'4" (5.45m x 3.47m)

Two Velux windows to rear; double built-in wardrobes; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM

11'9" x 6'4" (3.60m x 1.95m)

Internal room; sink; WC and shower cubicle with electric shower; vinyl flooring; inset ceiling spotlights.

SITTING ROOM/BEDROOM 5

13'0" x 11'5" (3.98m x 3.48m)

Two Velux windows to rear; fitted carpet; ceiling light fitting.

INTEGRAL DOUBLE GARAGE

Single up and over door; power and light; plumbed in sink and housing the oil central heating boiler.

OUTSIDE

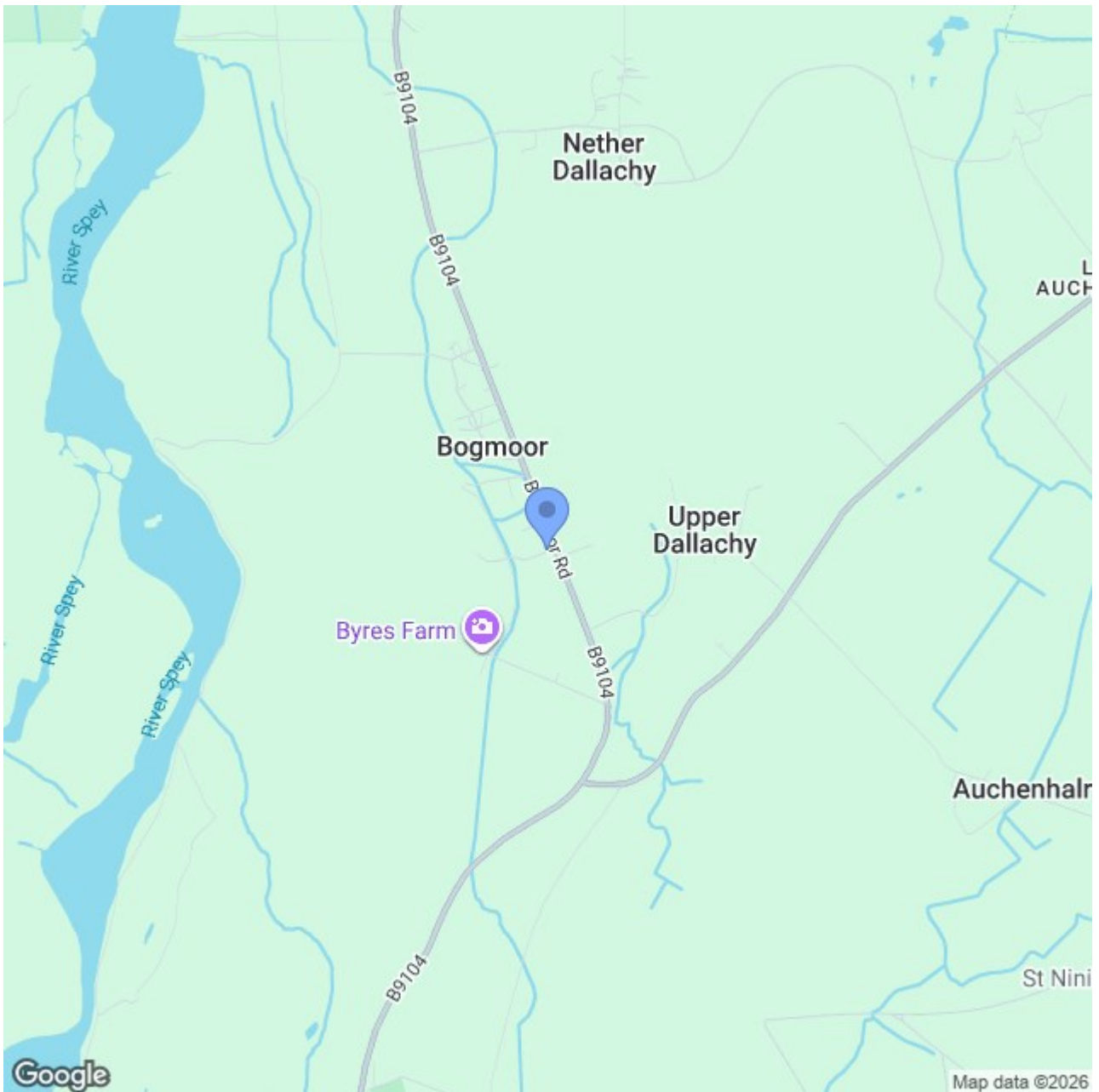
The property is set in substantial garden grounds which are mainly laid to lawn with a selection of mature trees and shrubs. A raised decking area provides an ideal location for outside seating and dining, paved area suitable for shed or greenhouse and a metal garden shed. The driveway to the front provides enough off-street parking for several cars.

NOTES

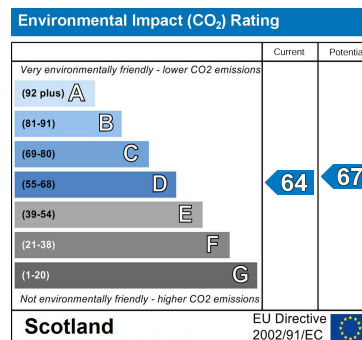
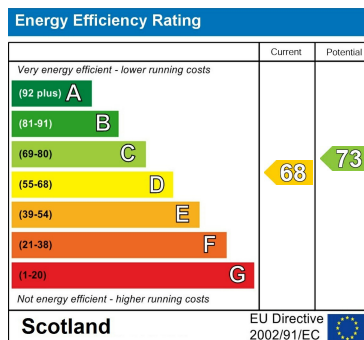
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom, shower room and en-suite fittings; and the double built-in ovens; induction hob and hood in the kitchen.

Note 2: Some items of furniture are available by separate negotiation.

Area Map



Energy Efficiency Graph



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