



**Harper
Macleod LLP**
Estate Agents & Solicitors



49 Main Street, New Elgin, IV30 6BH
Offers in the region of £325,000

Traditional Victorian style detached house situated in an elevated position, set back from the road, in the heart of New Elgin. An ideal family home and within walking distance of New Elgin Primary School, local shops and the retail park. The accommodation comprises on the ground floor, sun lounge, hallway, lounge, sitting room/bedroom 4, dining kitchen, dining room, utility room, guest WC and on the first floor, three further bedrooms, bathroom and study. The property further benefits from double glazing, gas central heating, upgrading of plaster and plasterboard walls; solid Pine skirting boards and doors; cellar, garden, a driveway providing off street parking and two further allocated parking spaces to the rear.

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SUN LOUNGE

13'1" approx x 10'5" (4m approx x 3.20m)

Glazed on two sides with door to the side and bi-fold door to the rear; wood effect flooring; ceiling light fitting.

HALLWAY



Wood effect flooring; ceiling light fitting.

LOUNGE

22'2" x 14'0" (6.78m x 4.29m)



Spacious L shaped lounge with bay window and second window to front; feature fireplace with open fire; wood effect flooring; two ceiling light fittings.

SITTING ROOM/BEDROOM 4

14'0" x 12'7" (4.28m x 3.84m)

Bay window to front; feature fireplace with gas living flame fire; wood effect flooring; ceiling light fitting.

DINING ROOM

13'1" x 9'6" (3.99m x 2.91m)



Window to side; door to cellar; fitted carpet; inset ceiling spotlights.

CELLAR

13'1" x 9'10" approx (4m x 3m approx)

Accessed by staircase from the dining room; fixed shelving and storage units; power and light.

DINING KITCHEN

15'5" x 11'11" (4.70m x 3.64m)



Window to side; fitted Sheridan shaker Oak kitchen; built-in double electric oven, hob and hood; integrated dishwasher; tile effect flooring; inset ceiling spotlights.

UTILITY ROOM

10'2" x 9'6" (3.11m x 2.91m)

Window to side; range of base and wall units; plumbing and

space for washing machine; space for under counter fridge or tumble dryer; wall mounted gas central heating boiler; tile effect flooring; ceiling strip light.

GUEST WC



Internal room; sink; WC; wood effect flooring; wall light fitting.

STAIRCASE AND LANDING



Velux window to side; spacious built-in storage cupboards; fitted carpet; ceiling light fitting.

BEDROOM 1

14'4" x 13'11" (4.39m x 4.26m)

Double aspect to front and side; built-in triple wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 2

14'4" x 12'0" (4.39m x 3.67m)



Window to front; two recessed wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 3

9'10" x 9'3" (3m x 2.82m)



Window to front; fitted carpet; ceiling light fitting.

BATHROOM

12'5" x 7'4" (3.80m x 2.24m)



Window to rear; vanity mounted sink and WC; whirlpool bath; shower cubicle with mains shower; vinyl flooring; inset ceiling spotlights.

STUDY

9'1" 5'9" (2.77m 1.76m)

Velux window to side; fitted carpet; inset ceiling spotlights.

OUTSIDE



The garden to the front has an area of lawn with mature planted borders. A driveway provides off street parking for at least two cars.

The rear garden is also lawn with two patio areas and mature planted borders.

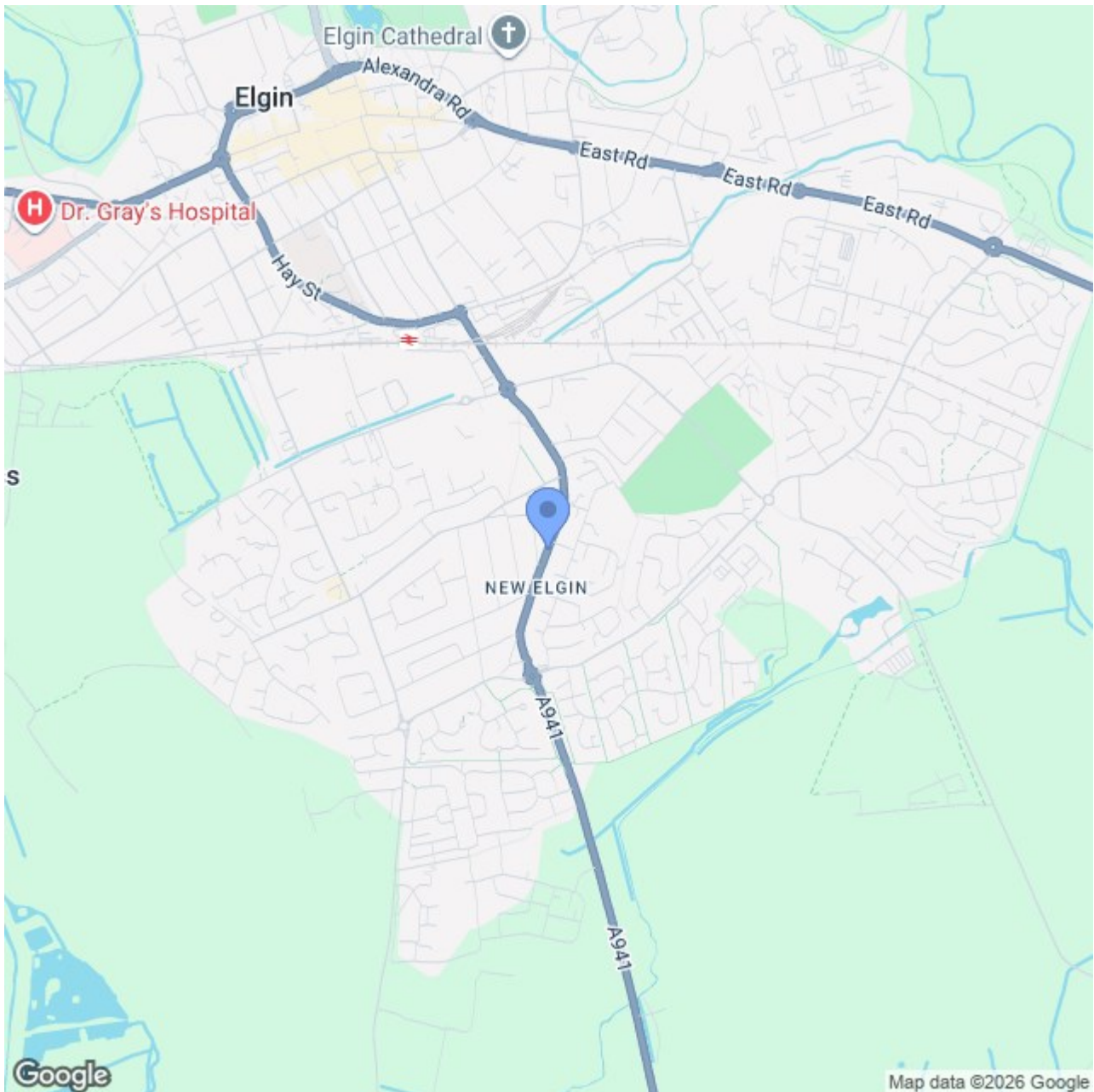
To the rear of the property the property benefits from two allocated parking spaces with a right of access to the rear gate.

NOTES

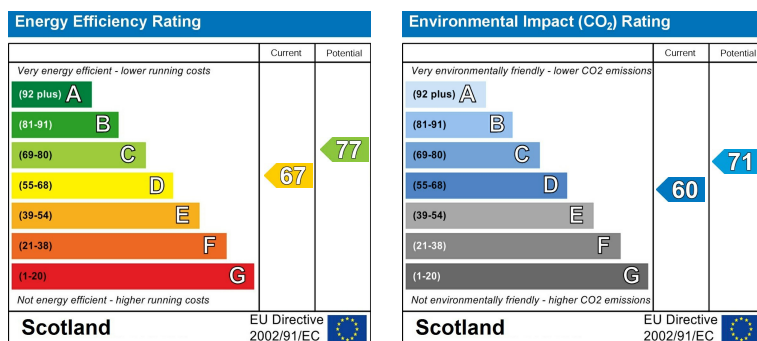
Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom and guest WC fittings, the built-in double electric oven, hob, hood and integrated dishwasher in the kitchen and both wooden sheds in the garden.



Area Map



Energy Efficiency Graph



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