



**Harper
Macleod LLP**
Estate Agents & Solicitors



3 Holyrood Drive, Elgin, IV30 8TP
Offers over £230,000

Immaculate three bedroom semi-detached house situated in the popular "Duncansfield" development to the south of Elgin and within walking distance of Elgin Golf Club. The accommodation comprises entrance hallway, lounge, open plan dining kitchen and sun lounge, ground floor shower room, three double bedrooms and a family bathroom. The property benefits from double glazing, gas central heating, gardens front and rear and a driveway providing a good deal of off-street parking.

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ENTRANCE HALLWAY
15'5" x 7'1" (4.70m x 2.16m)



Wooden and glazed entrance door; wood effect flooring; ceiling light fitting.

LOUNGE
14'6" x 10'4" (4.42m x 3.16m)



Window to front; fitted carpet; ceiling light fitting (current one will be replaced by a pendant fitting)

SHOWER ROOM
6'4" x 5'7" (1.94 x 1.72m)



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

OPEN PLAN DINING KITCHEN/SUN LOUNGE

DINING KITCHEN
20'10" x 7'8" (6.36m x 2.34m)



Window to rear; fitted kitchen in wood effect; built in single electric oven; four ring gas hob and hood; integrated dishwasher and washing machine; recess for fridge freezer; wood effect flooring.

SUN LOUNGE

9'11" x 9'10" (3.03m x 3m)



Glazed on three sides and French doors to the rear garden; wood effect flooring; ceiling light fitting.

STAIRCASE AND LANDING

Window to front; built-in shelved storage cupboard; fitted carpet; ceiling light fitting.

BEDROOM 1

11'1" x 9'7" (3.40m x 2.94m)



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

BEDROOM 2

10'2" x 9'10" (3.11m x 3.01m)



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

BEDROOM 3

9'7" x 7'4" (2.93m x 2.24m)



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

BATHROOM

8'8" x 6'2" (2.66m x 1.88m)



Velux window to front; vanity mounted sink and WC; bath with electric shower over; Chrome towel radiator; vinyl flooring; inset ceiling spotlights.

OUTSIDE



The garden to the front has an area of lawn bordered by immaculately kept flower beds; a loc bloc driveway provides a good deal of off street parking. The fully enclosed rear garden has an area of lawn and paved Patio areas and is bordered with mature planted shrubs; garden shed; rotary clothes dryer.

NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings with the exception of the one in the lounge; all blinds; all bathroom and shower room fittings; the built-in single electric oven; gas hob, hood, integrated dishwasher. washing machine, white wall cabinet and free

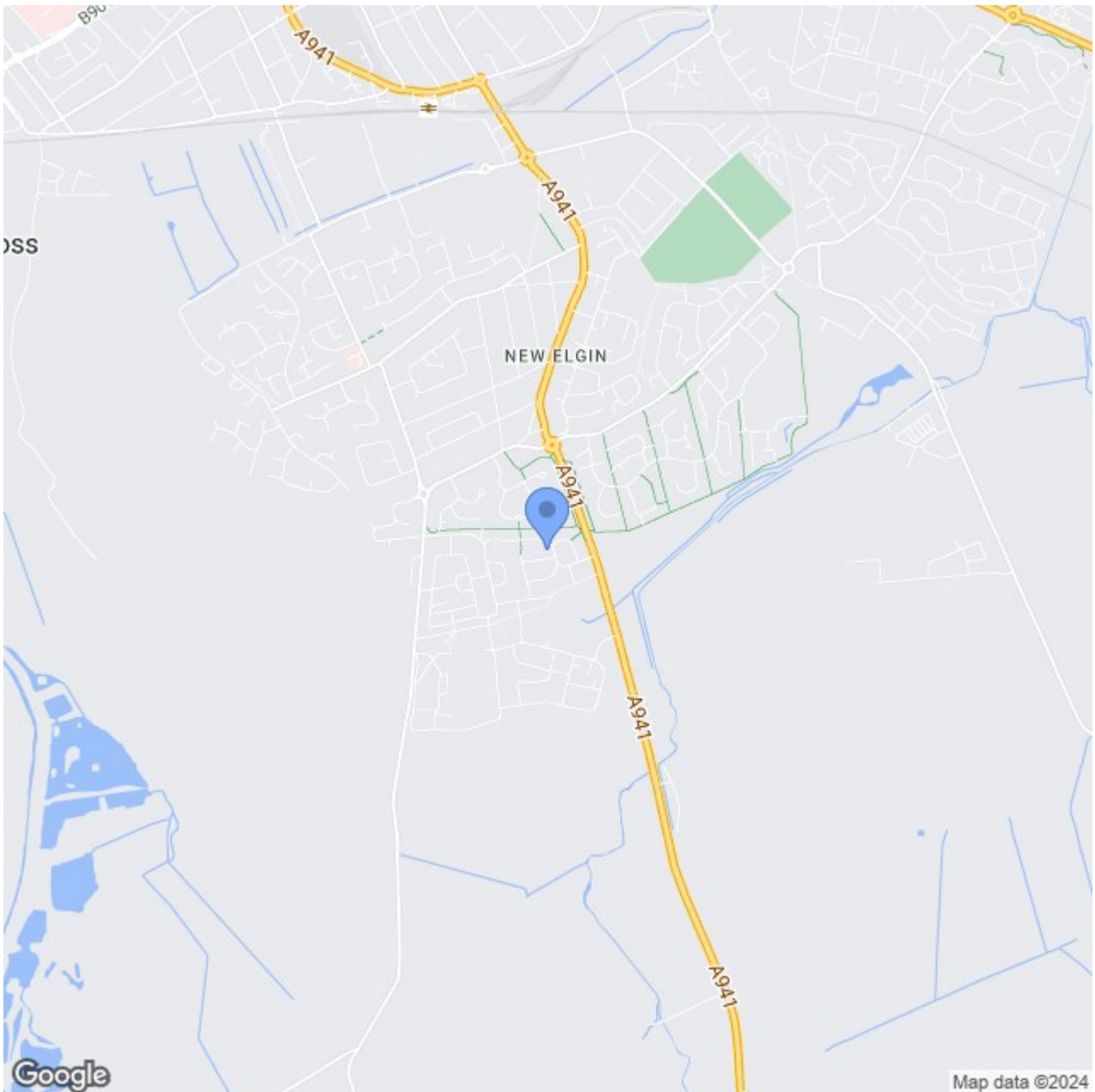
standing glass cabinet in the kitchen and the garden shed and rotary clothes dryer in the garden.

Council Tax Band: D

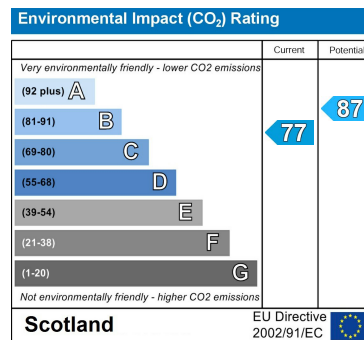
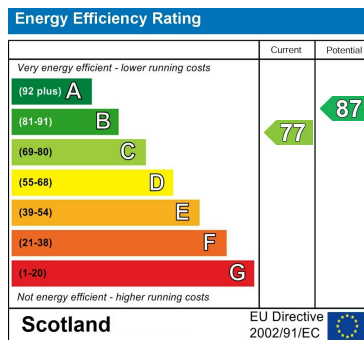


VIEWING CONTACT SELLING AGENT

Area Map



Energy Efficiency Graph



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