



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **12 Greenfield Circle, Elgin, IV30 5NF**

**Offers over £285,000**

Modern and stylish four bedroom detached family home situated in the popular 'Hamilton Gardens' estate in Elgin. The property is within the catchment area and walking distance to Bishopmill Primary School and Elgin Academy. Accommodation comprises: entrance hallway, lounge, dining kitchen, garden room, four bedrooms (one en-suite), family bathroom, utility room and guest WC. The property further benefits from double glazing, gas central heating, garage and driveway providing off-street parking and gardens to the front and rear.

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### ENTRANCE HALLWAY



Entrance door with glazed panel; Karndean flooring; ceiling light fitting.

### LOUNGE

15'3" x 10'2" (4.65m x 3.12m)



Window to front; ceiling light fitting; Karndean flooring; wall mounted TV bracket; door to dining kitchen.

### DINING KITCHEN

14'2" x 11'3" (4.32m x 3.45m)



Modern fitted kitchen; built-in double oven and grill; four ring gas hob; hood; integrated fridge freezer; integrated dishwasher; space for dining table and chairs; spacious built-in storage cupboard; door to utility room; opening through to garden room; two ceiling light fittings; Karndean flooring.

### UTILITY ROOM

9'3" x 4'1" (2.82m x 1.27m)



Window and external door to rear; base unit and worktop to match the kitchen; space and plumbing for washing machine; spacious built-in storage cupboard; Karndean flooring; ceiling light fitting.

**GUEST WC**

6'3" x 3'10" (1.93m x 1.17m)



Internal room; sink and WC; Karndean flooring; ceiling light fitting; extractor fan.

**GARDEN ROOM**

13'1" x 11'10" (3.99m x 3.63m)



Glazed on two sides with Cathedral style windows to rear; Karndean flooring; ceiling light fitting; French doors lead out to the rear garden.

**STAIRCASE & LANDING**

Fitted carpet; ceiling light fitting.

**BEDROOM 1**

14'9" x 10'4" (4.50m x 3.15m)



Window to front; ceiling light fitting; fitted carpet; built-in double wardrobe; door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

8'0" x 4'7" (2.44m x 1.40m)



Window to front; ceiling light fitting; tile flooring; vanity mounted sink and WC; walk-in shower cubicle with mains fed shower; extractor fan.

**BEDROOM 2**

11'10" x 9'3" (3.61m x 2.82m)



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

**BEDROOM 3**

9'8" x 8'7" (2.95m x 2.62m)



Window to rear; ceiling light fitting; fitted carpet.

**BEDROOM 4**

12'0" x 6'7" (3.66m x 2.01m)



Window to rear; ceiling light fitting; fitted carpet; hatch to the loft space.

**FAMILY BATHROOM**

6'10" x 6'5" (2.09m x 1.98m)



Window to rear; ceiling light fitting; tile flooring; bath with mains fed shower over; WC and sink; extractor fan.

## **GARAGE**

Up and over door; power; light and wall mounted gas central heating boiler.

## **OUTSIDE**



There is a loc-block driveway to the front of the property providing off-street parking for two cars. The front garden is laid to lawn; a gate to the side provides access to the rear garden. The fully enclosed rear garden is also mainly laid to lawn with a patio area; outside power socket.

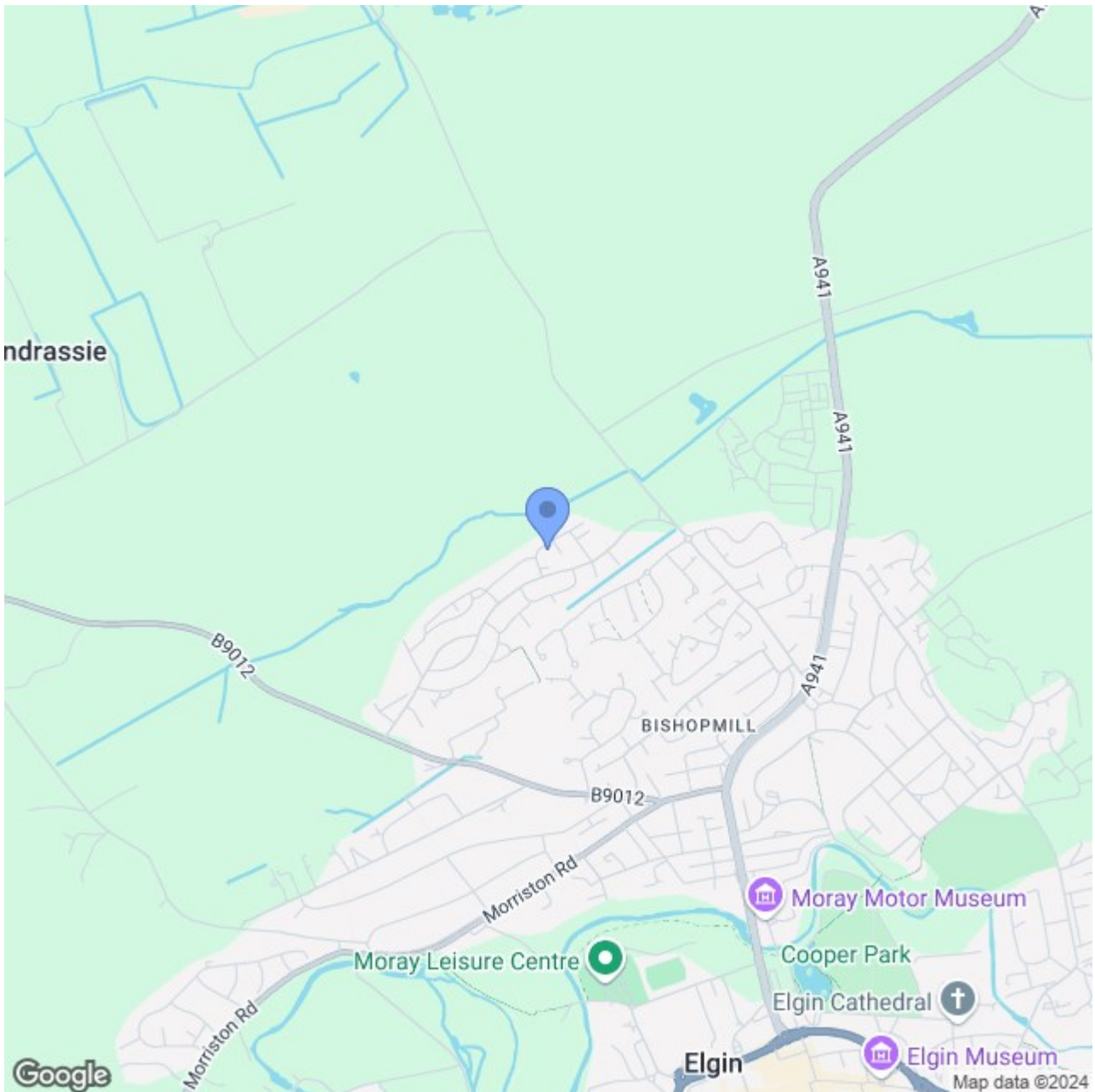
## **NOTES**

Included in the asking price will be all carpets and fitted floor coverings, all bathroom, en-suite and guest WC fittings, the built-in double oven and grill, hob, hood, integrated fridge freezer and integrated dishwasher in the kitchen and the clothes poles and ropes in the garden.

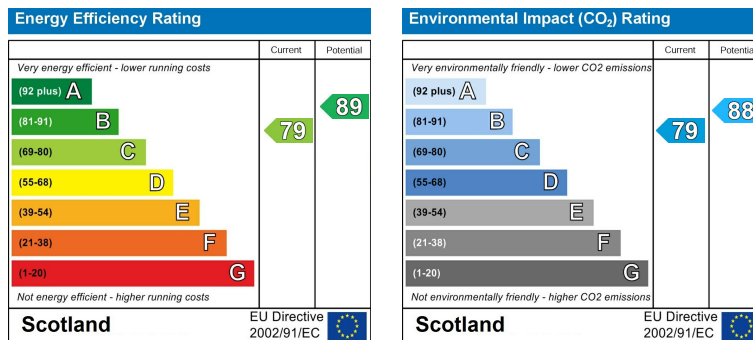
Council Tax Band: E

Viewings: Contact selling agent on 01343 555150.

## Area Map



## Energy Efficiency Graph



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