



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



### **3 Maida Place, Elgin, IV30 1LW**

**Offers over £395,000**

\*\*\*£15,000 under current home report value\*\*\* Impressive four bedroom family home situated in the heart of Elgin, sympathetically restored and maintained to a high standard giving all the comforts of modern family living whilst retaining many original period features. The exceptionally spacious accommodation comprises on the ground floor, entrance hallway, lounge, family room, dining room/bedroom 4, kitchen, studio/utility room, wet room and on the first floor, a family bathroom at the half landing; four double bedrooms (one with jack 'n jill shower room) and a walk-in dressing room. The property which would lend itself to multi-generational living further benefits from double glazing, gas central heating, substantial garden, summerhouse and a workshop.

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**ENTRANCE HALLWAY**

Composite entrance door; fitted carpet; ceiling light fitting.

**LOUNGE**

16'5" x 15'7" (5.02m x 4.77m)



Bay window to front; cultured marble fireplace with living flame gas fire; fitted carpet; ceiling light fitting.

**FAMILY ROOM**

16'10" x 15'7" (5.14m x 4.77m)



Bay window to front; Medistone fireplace with Dik Geurts log burning stove; fitted carpet; ceiling light fitting.

**DINING ROOM/BEDROOM 4**

15'8" x 10'5" (4.79m x 3.19m)



Window to rear; fitted carpet; ceiling light fitting.

**KITCHEN**

16'5" x 9'0" (5.02m x 2.76m)



Window to side; contemporary Hettich kitchen; granite worktop; built-in electric oven, combination oven/microwave; induction hob; hood; dishwasher; washing machine; fridge freezer and wine cooler; Karndeian wood effect flooring; two ceiling light fittings.

**CLOAK ROOM**

Door to rear garden; range of coat hooks; Karndeian wood effect flooring; ceiling light fitting.

**STUDIO/UTILITY AREA**  
14'9" x 12'11" (4.51m x 3.95m)



Versatile room which could have a variety of uses; double aspect to side and rear; glass fronted shelved recess; plumbed in sink and washing machine; wood effect flooring; ceiling light fitting.

**REAR HALLWAY**  
Fitted carpet; ceiling light fitting.

**WET ROOM**  
6'10" x 3'3" (2.10m x 1.01m)



Window to side; sink; WC and mains shower; wet room vinyl flooring; ceiling light fitting.

**STAIRCASE AND LANDING**  
Spacious built-in linen cupboard; second storage cupboard; fitted carpet; two ceiling light fittings.

**FAMILY BATHROOM**  
13'4" x 13'1" (4.08m x 4m)



Double aspect to side and rear; sink; WC; bath and recessed shower cubicle with electric shower; fitted carpet; inset ceiling spotlights.

**BEDROOM 1**  
14'3" x 13'10" (4.36m x 4.23m)



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

**JACK 'N JILL SHOWER ROOM**  
16'4" x 8'8" (5m x 2.65m)



Window to rear; sink; WC and spacious recessed shower

enclosure with electric shower; range of storage cupboards; ceramic tile and carpet flooring; ceiling light fitting.

### WALK IN DRESSING ROOM

8'5" x 6'0" (2.58m x 1.83m)

Roof window to front; range of fixed hanging rails and shelving; wood effect flooring; ceiling light fitting.

### BEDROOM 2

15'8" x 11'11" (4.78m x 3.65m)



Window to front; fitted carpet; ceiling light fitting.

### BEDROOM 3

15'8" x 9'7" (4.79m x 2.94m)



Window to rear; vanity mounted sink; fitted carpet; ceiling light fitting.

### CELLAR

25'0" x 19'7" (7.63m x 5.99m)

Door in the hallway opens to steps leading to the spacious cellar.

### WORKSHOP

16'0" x 6'3" (4.89m x 1.93m)

Windows to side and rear; door to patio area; power and light.

### OUTSIDE

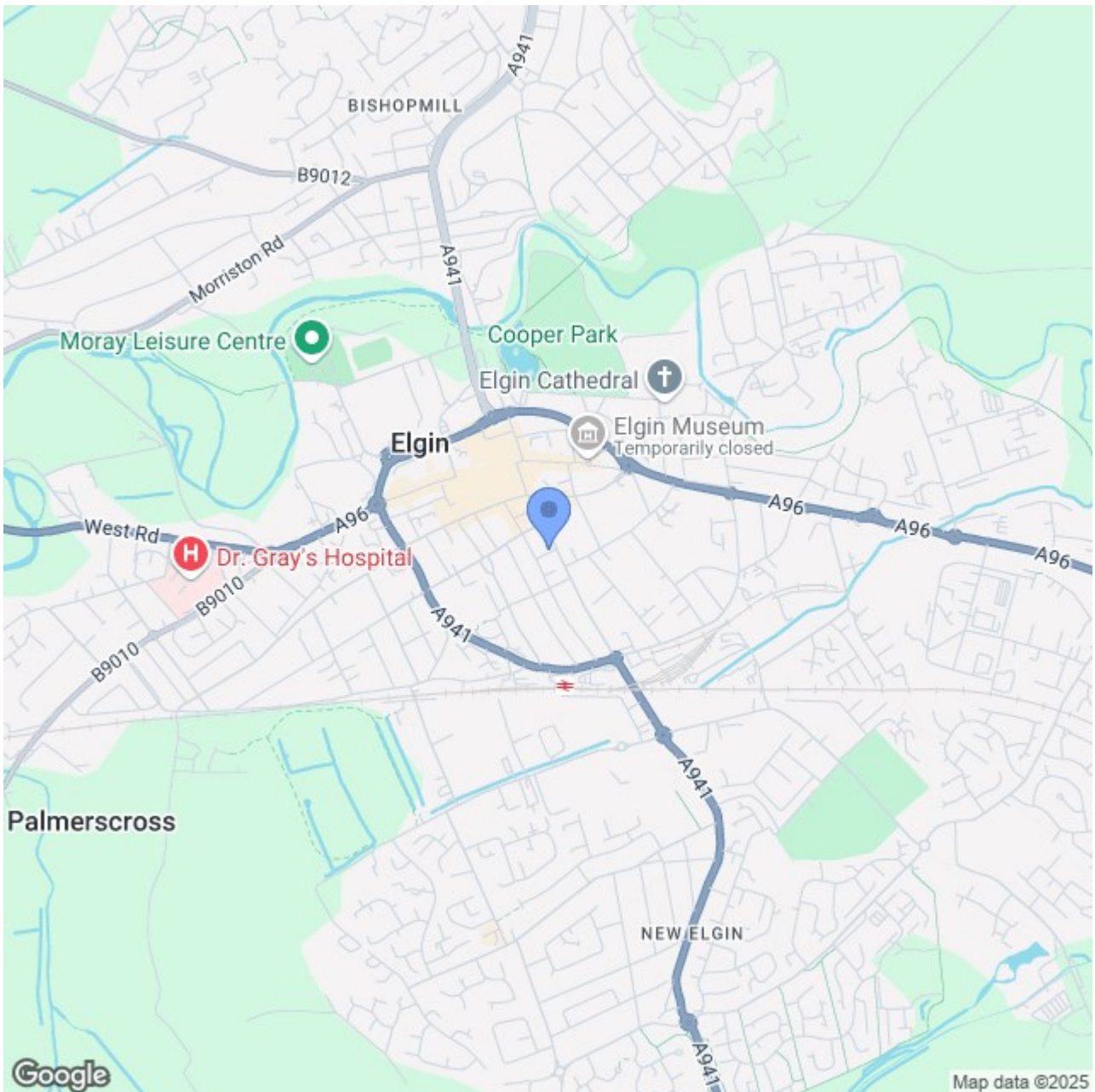
The garden to the front is laid with loc-bloc providing a good deal of off-street parking and bordered by mature planted shrubs. The spacious rear garden is fully enclosed by traditional stone wall and mature hedging with a good expanse of lawn; mature and neatly tended borders; patio area; paved area with two hardwood raised beds; summerhouse (4.8m x 3.0m) with power and light; log store; rotary clothes dryer.

### NOTES

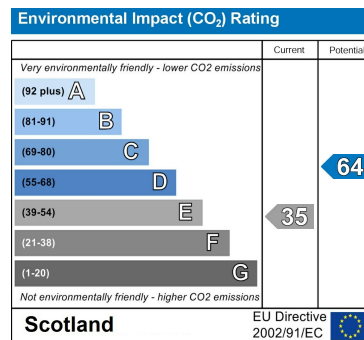
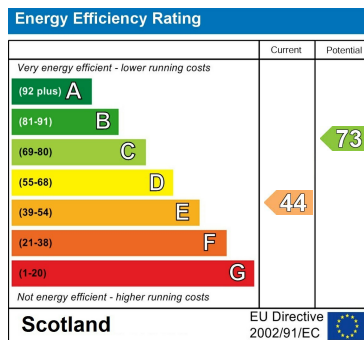
Included in the asking price are all carpets and fitted floor coverings; all light fittings, all bathroom, wet room and shower room fittings; the built-in double electric oven, induction hob, hood, integrated fridge freezer; dishwasher, washing machine and wine cooler in the kitchen and the workshop and summerhouse in the garden.

Council Tax Band: E

## Area Map



## Energy Efficiency Graph



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