



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**31 Nasmith Crescent, Elgin, IV30 4FG**  
**Offers over £330,000**

Immaculately presented four bedroom detached family home situated in the new 'Findrassie' development on the outskirts of Elgin. The accommodation comprises entrance hallway, lounge, dining kitchen/ family area, utility, four bedrooms (one with en-suite shower room), family bathroom and study. The property further benefits from double glazing, gas central heating, front and south facing rear garden, garage and driveway.

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**ENTRANCE HALLWAY**  
15'5" x 6'7" (4.72m x 2.02m)



Wooden & glazed entrance door; ceiling light fitting; fitted carpet & Amtico flooring; under-stair storage cupboard housing electric consumer units; wall mounted coat hooks; door to lounge; door to study; door to guest WC; door to dining kitchen.

**LOUNGE**  
16'0" x 12'4" (4.89m x 3.78m)



Window to front; ceiling light fitting; fitted carpet.

**STUDY**  
8'9" (at longest) x 8'4" (2.69m (at longest) x 2.55m)



Window to front; ceiling light fitting; wall mounted coat hooks; fitted carpet.

**GUEST WC**  
5'8" x 4'9" (1.75m x 1.47m)



Internal room; pedestal sink; WC; ceiling light fitting; ceiling extractor fan; Amtico flooring.

**DINING KITCHEN / FAMILY AREA**  
27'11" x 9'0" (8.52m x 2.76m)



Two windows to rear; French doors lead out to the rear garden with windows & glazed panels either side; Modern fitted kitchen with built-in electric oven; gas hob; hood; integrated dishwasher; space for dining table & chairs; space for Island or further seating.; two ceiling light fittings; inset ceiling spotlights; Amtico flooring; opening to utility.

**UTILITY**  
6'11" x 5'8" (2.11m x 1.73m)



Wooden & glazed door to side; worktop with base and wall units to match kitchen; concealed gas central heating boiler; washing machine and tumble dryer; integrated fridge freezer & pull-out pantry; ceiling extractor fan; ceiling light fitting; Amtico flooring.

**STAIRCASE & LANDING**  
Hatch to loft space; ceiling light fitting; fitted carpet; built-in storage cupboard.

**BEDROOM 1**  
12'5" x 11'9" (3.81m x 3.59m)



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

**EN-SUITE SHOWER ROOM**  
6'0" x 5'10" (1.84m x 1.80m)



Window to front; built-in shower cubicle with mains fed shower; pedestal sink; WC; ceiling light fitting; ceiling extractor fan; Amtico flooring.



**BEDROOM 3**

11'4" x 10'2" (3.47m x 3.11m)



Window to rear; ceiling light fitting; fitted carpet.

**BEDROOM 4**

10'8" x 9'10" (3.26m x 3.00m)



Window to rear; ceiling light fitting; fitted carpet.

**BATHROOM**

7'5" x 5'7" (2.28m x 1.71m)



Window to rear; bath with mains fed shower over; pedestal sink; WC; ceiling light fitting; ceiling extractor; Amtico flooring.

**BEDROOM 2**

13'3" x 11'7" (4.04m x 3.55m)



Window to front; triple built-in mirrored wardrobes; built-in storage cupboard; ceiling light fitting; fitted carpet.

**GARAGE**

Up and over door; power and light.

## OUTSIDE



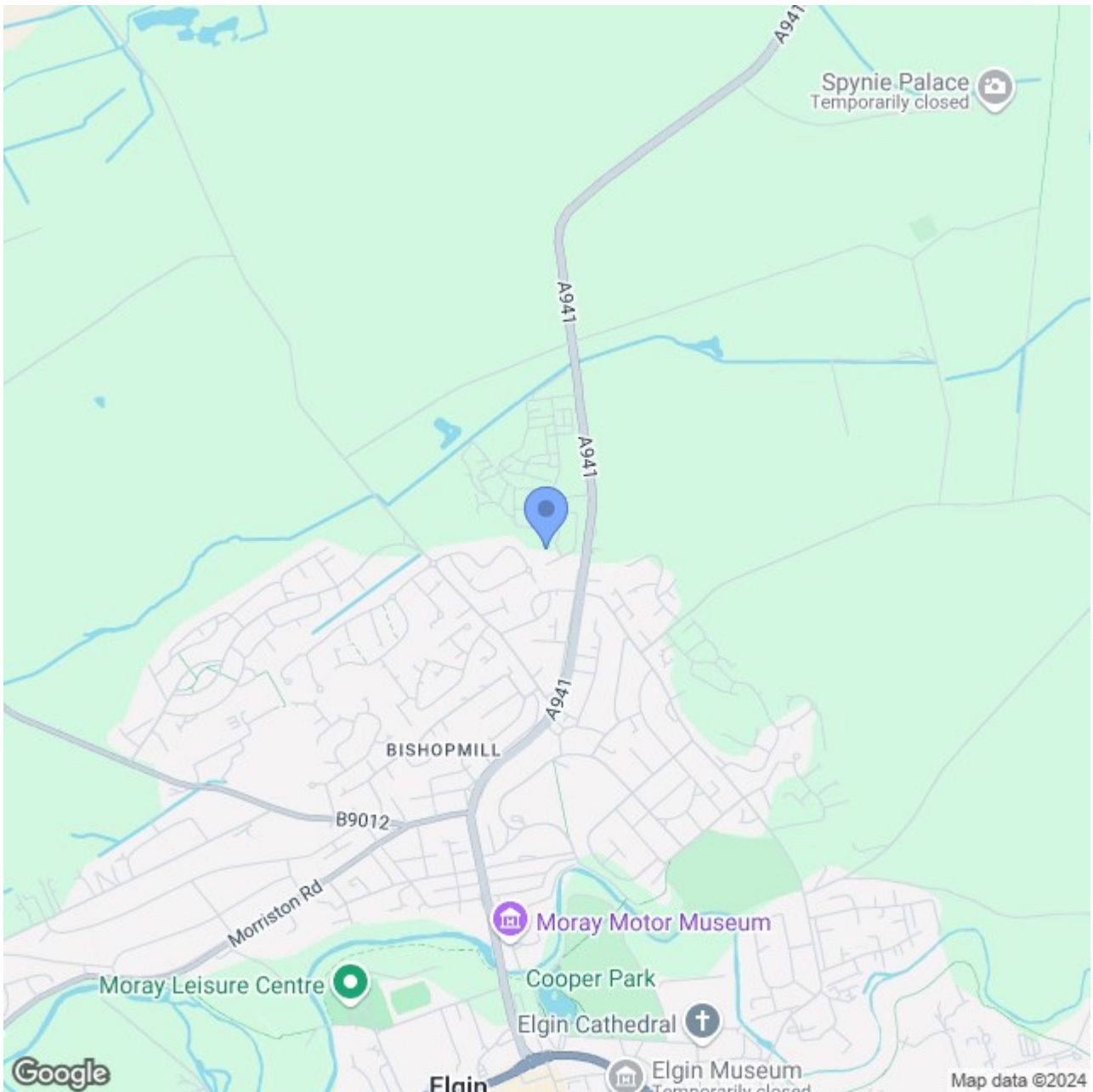
The front garden is laid to a mix of lawn and gravel with decorative plants and shrubs; paved pathway leads to front entrance. A tarmac driveway provides off-street parking for up to three cars and leads to the garage. A gate provides access to the fully enclosed South facing rear garden which is mainly to lawn with two paved patio areas; outside water tap.



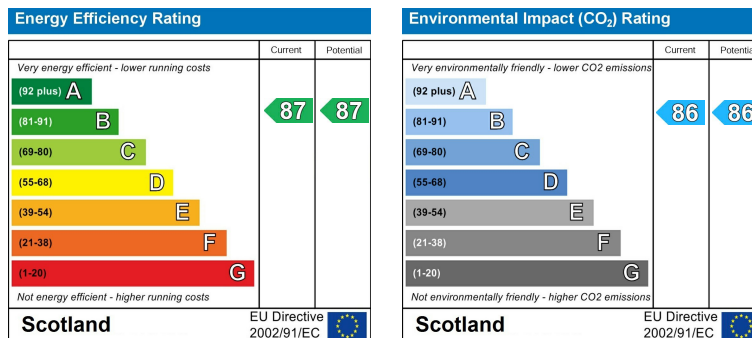
## NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds & curtains, all bathroom, en-suite & guest WC fittings, the oven, hob, hood, integrated dishwasher in the kitchen, the wall mounted mirror and shelves in the dining area and the integrated fridge freezer, microwave, washing machine and tumble dryer in the utility.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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