



**Harper
Macleod LLP**
Estate Agents & Solicitors



The Cottage Main Street, Urquhart, IV30 8LG

Offers over £315,000

Nestled in the charming village of Urquhart, this delightful three bedroom detached bungalow offers a perfect blend of modern living with picturesque countryside views towards Ben Aigan in the distance. The property has been thoughtfully extended to create a contemporary open-plan living space that enhances the overall appeal, allowing for a seamless flow between the lounge, dining area, and kitchen. The accommodation comprises: entrance hallway, open-plan lounge/dining/kitchen, three double bedrooms (one en-suite), bathroom and utility room. The property further benefits from oil central heating, complemented by under-floor heating in the extension, double glazing, fully enclosed South-facing rear garden and front garden with driveway providing off-street parking. 'The Cottage' provides an excellent opportunity for those looking for a peaceful semi-rural location whilst only a short drive from the Town of Elgin.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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ENTRANCE HALLWAY



UPVC and glazed entrance door with glazed panel above; inset ceiling spotlights; Amtico Signature flooring; built-in double storage cupboard; hatch to loft space with Ramsay ladder.

BEDROOM 2

15'3" x 10'5" (4.67m x 3.20m)



Window to front; fireplace with electric fire; inset ceiling spotlights; Amtico Signature flooring.

BATHROOM

10'3" x 6'0" (3.14m x 1.83m)



Internal room; bath; WC; pedestal sink; LED illuminated mirror; wall mounted towel radiator; extractor fan.

BEDROOM 3

15'5" x 11'3" (4.70m x 3.45m)



Window to front; inset ceiling spotlights; triple built-in wardrobes with hanging rails and shelving; shelved recess with storage cupboards; Amtico flooring.

OPEN PLAN DINING KITCHEN / LOUNGE



KITCHEN

11'1" x 10'5" (3.39m x 3.20m)



Vaulted ceiling with four Velux windows; UPVC and glazed door leads out to the rear garden; two windows to rear; modern fitted kitchen in black gloss; built-in Neff oven; Induction hob; hood; integrated Neff dishwasher; American-style fridge freezer; ceiling light fitting; Amtico Signature flooring.

DINING

21'3" x 12'10" (6.49m x 3.93m)



Inset ceiling spotlights & ceiling light fitting; Amtico Signature flooring; space for dining table and chairs.

LOUNGE

17'1" x 14'7" (5.22m x 4.47m)



Vaulted ceiling with two remote-controlled roof Velux windows with rain-sensor; Double Patio doors lead out to the rear garden with beautiful countryside views; tilt-and-turn fully glazed door to side; newly fitted Scan wood burning stove; inset ceiling spotlights; Amtico Signature flooring.

UTILITY

5'8" x 4'3" (1.74m x 1.31m)

Internal room; Skylight; inset ceiling spotlights; extractor fan; fixed worktop; space and plumbing for washing machine and tumble dryer.

BEDROOM 1

16'0" x 14'3" (4.89m x 4.35m)



Window to rear with countryside views; inset ceiling spotlights; two sets of double built-in wardrobes with hanging rails and shelving; Amtico Signature flooring; door to en-suite shower room.

EN-SUITE SHOWER ROOM

8'0" x 3'11" (2.46m x 1.21m)



Internal room; Skylight; inset ceiling spotlights; walk-in shower enclosure with mains fed shower; WC; wall mounted towel radiator; vanity mounted sink; LED illuminated mirror cabinet. tiled flooring.

OUTSIDE

The garden to the front is laid mainly to gravel with planted shrubs; paved pathway leads to entrance. A block paved driveway provides off-street parking. Wooden gates to both sides of the property lead round to the rear garden. The fully enclosed South-facing rear garden is mainly laid to lawn with a Patio area; Aluminium pergola with polycarbonate roof; dog kennel with power and light; wooden log store; wooden shed with power and light; greenhouse; outside water tap; outside power sockets.



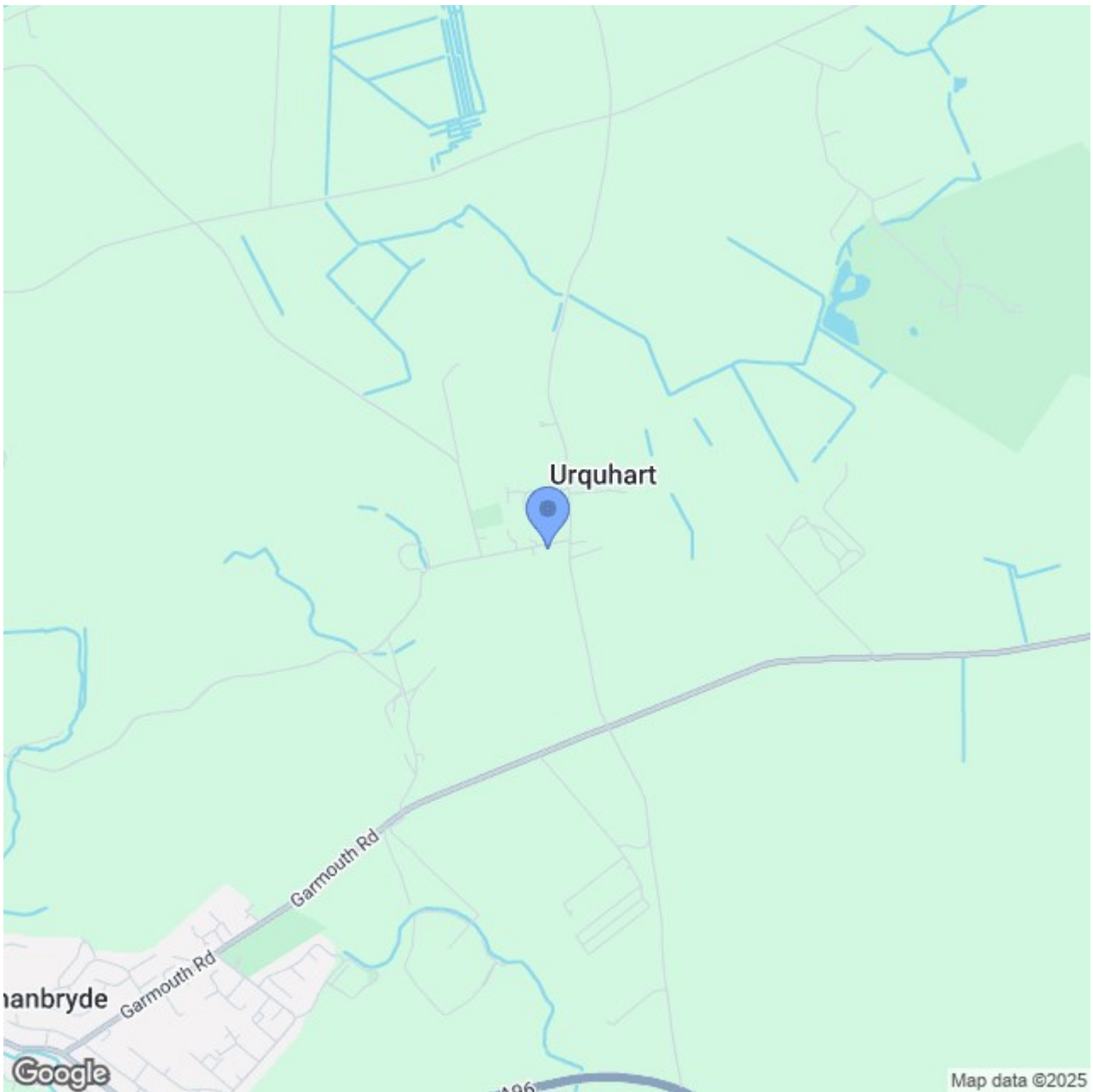
NOTES

Included in the asking price will be all fitted floor coverings, all light fittings, all curtains and blinds (with the exception of the curtain poles and curtains at the front entrance), all bathroom and en-suite fittings, the Neff oven; Neff integrated dishwasher, Induction hob, hood and American-style fridge freezer in the kitchen and the pergola, dog kennels, wooden shed, wooden log store and greenhouse in the garden.

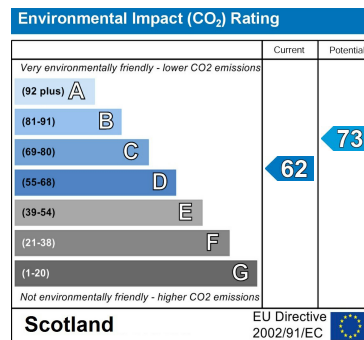
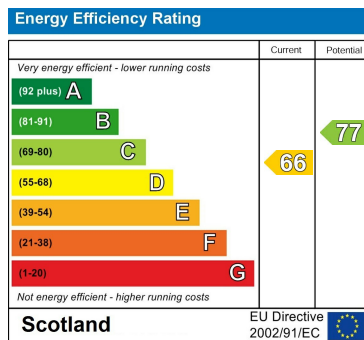
Council Tax Band: E

Viewings: Contact selling agent on 01343 555150.

Area Map



Energy Efficiency Graph



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