



**Harper
Macleod LLP**
Estate Agents & Solicitors



17 Birnie Circle, Elgin, IV30 6JD
Offers over £225,000

Link detached house sympathetically extended by the current owners to form a comfortable four bedroom family home and situated in a popular and established area of New Elgin. The accommodation comprises entrance hallway, open plan lounge/dining room, dining kitchen, large utility room, family room/bedroom 4; guest WC and on the first floor, three further double bedrooms and a family bathroom. The property further benefits from double glazing, gas central heating, garden and a driveway providing off street parking.

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

Tel: 01343 555 150 Email: propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY



Wooden entrance door; under stair storage cupboard; wood effect flooring; ceiling light fitting.

OPEN PLAN LOUNGE/DINING ROOM



LOUNGE (3.53m x 3.48m)

DINING ROOM (3.18m x 3.01m)

Window to front; Patio doors to the rear; wood effect flooring; ceiling and wall light fittings.



DINING KITCHEN

10'4" x 9'6" (3.15m x 2.91m)



Window to rear; fitted kitchen in pale grey gloss; built-in double electric oven; four ring gas hob and hood; plumbing and space for dishwasher; wood effect flooring; ceiling light fitting.

UTILITY ROOM

8'5" x 5'6" (2.59m x 1.68m)



Open plan through to the extension (3.01m x 2.31m) which forms an additional part of the utility room. Wall mounted units to match the kitchen; matching worktop with area below for tumble dryer; plumbing and space for washing machine; space for American style fridge freezer; wood effect flooring; two ceiling light fittings.

GUEST WC

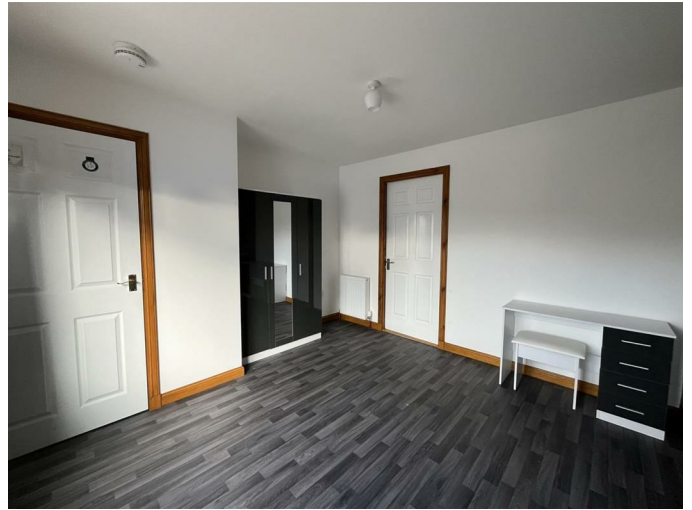
5'7" x 2'11" (1.71m x 0.90m)



Internal room; sink; WC; wood effect flooring; ceiling light fitting.

FAMILY ROOM/BEDROOM 4

11'9" x 11'8" (3.60m x 3.57m)



Window to front; built-in cupboard housing the gas central heating boiler; wood effect vinyl flooring; ceiling light fitting.

STAIRCASE AND LANDING

Window to front; built-in storage cupboard; fitted carpet; ceiling light fitting; hatch to the loft space.

BEDROOM 1

13'7" x 11'9" (4.16m x 3.59m)



Two Velux windows to rear; double built-in wardrobes; fitted carpet; ceiling light fitting.



BEDROOM 2

14'7" x 10'3" (4.47m x 3.14m)



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

BEDROOM 3

11'9" x 10'0" (3.59m x 3.07m)



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

BATHROOM

8'4" x 6'11" (2.55m x 2.12m)



Velux window to rear; sink; WC and bath with mains shower over; vinyl flooring; wall mounted Chrome towel radiator; ceiling light fitting.

OUTSIDE



The garden to the front has an area of lawn and a driveway providing off street parking for several cars. The fully enclosed rear garden has been laid with low maintenance artificial grass; an area of decking has a fixed seating area; wooden garden shed; rotary clothes dryer.

NOTES

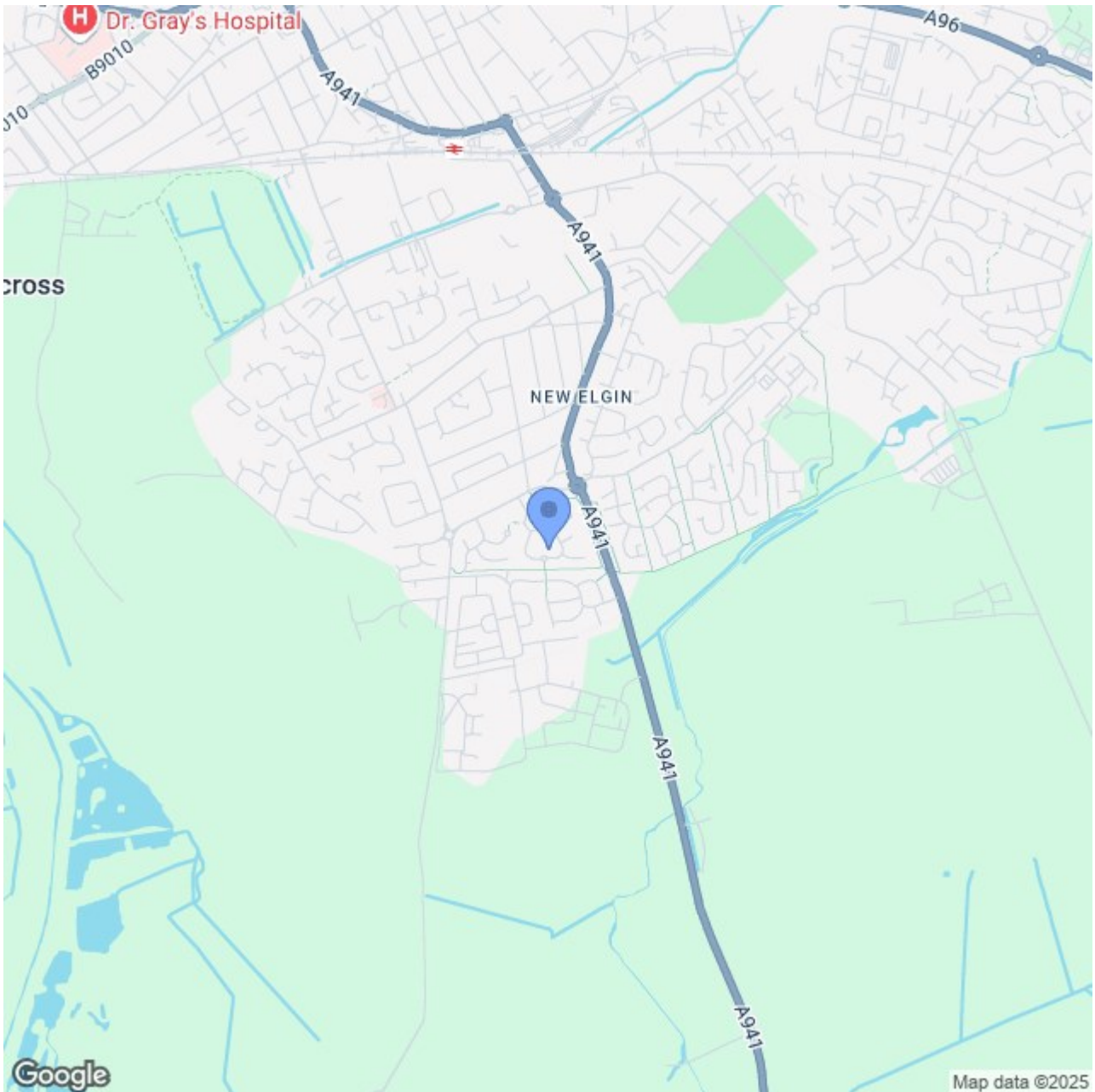
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and guest WC fittings; the double electric oven; four ring gas hob and hood in the kitchen and the rotary clothes dryer and wooden garden shed in the garden.

Council Tax Band: D

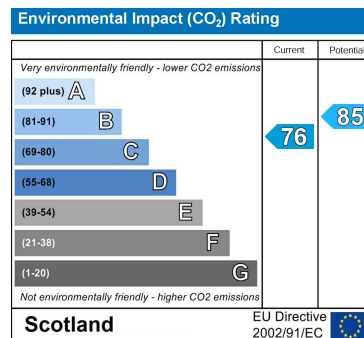
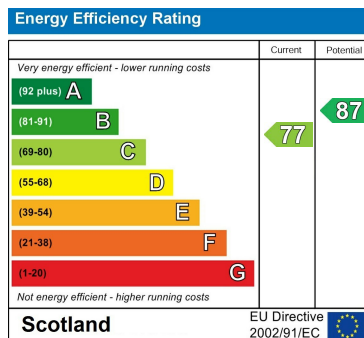
**VIEWING CONTACT THE SELLING AGENT ON
01343 555150**



Area Map



Energy Efficiency Graph



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