



**Harper
Macleod LLP**
Estate Agents & Solicitors



8 Nasmith Crescent, Elgin, IV30 4FG

Offers over £350,000

Detached four bedroom house, only two years old & in excellent order throughout, situated in the popular Findrassie development in Elgin. The accommodation comprises entrance hallway, lounge, dining kitchen, utility room, guest WC, four bedrooms (one en-suite) and a family bathroom. The property which has many upgraded features further benefits from double glazing, gas central heating, solar panels, security cameras, garage, garden & driveway.

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ENTRANCE HALLWAY



Entrance door, built-in storage cupboard, wood effect flooring, ceiling light fitting.

LOUNGE

21'3" x 10'7" (6.48m x 3.24m)



Double aspect to front & side, fitted carpet, ceiling light fitting.

DINING KITCHEN

21'2" x 10'11" (6.47m x 3.34m)



Window to front & french doors to garden, fitted kitchen in contemporary grey gloss, built-in single electric oven, 4 ring gas hob & hood, integrated dishwasher & fridge freezer, wood effect flooring, inset ceiling spotlights, ample space for dining table and chairs.

UTILITY ROOM

7'8" x 6'7" (2.34m x 2.01m)



Door to rear garden, base unit & worktop to match the kitchen, wall mounted central heating boiler, spacious walk-in cupboard.



GUEST WC

6'0" x 3'11" (1.83m x 1.21m)



Internal room, sink & WC, wood effect flooring, inset ceiling spotlights.

STAIRCASE & LANDING



Built-in shelved storage cupboard, fitted carpet, inset ceiling spotlights, hatch to the loft space.

BEDROOM 1

15'0" x 11'6" (4.59m x 3.52m)



Windows to front & side, double built-in wardrobe, fitted carpet, ceiling light fitting.

EN-SUITE/ SHOWER ROOM

9'9" x 6'4" (2.99m x 1.94m)

Window to front, sink & WC, shower enclosure with mains shower, chrome towel radiator, wood effect vinyl, inset ceiling spotlights.

BEDROOM 2

10'11" x 9'6" (3.35m x 2.90m)



Window to side, double built-in wardrobe, fitted carpet, ceiling light fitting.

BATHROOM

7'8" x 5'6" (2.36m x 1.69m)



Window to rear, sink, WC & bath with mains shower, chrome towel radiator, wood effect vinyl, inset ceiling spotlights.

BEDROOM 3

10'4" x 8'8" (3.16m x 2.65m)



Window to side, double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 4

10'7" x 7'10" (3.24m x 2.41m)



Window to front, fitted carpet, ceiling light fitting.

GARAGE



Up & over door, power & light.

OUTSIDE



To the front of the property the garden has been planted with mature shrubs & trees. The fully enclosed rear garden is mainly lawn with a paved patio area. A driveway provides off-street parking for two cars.



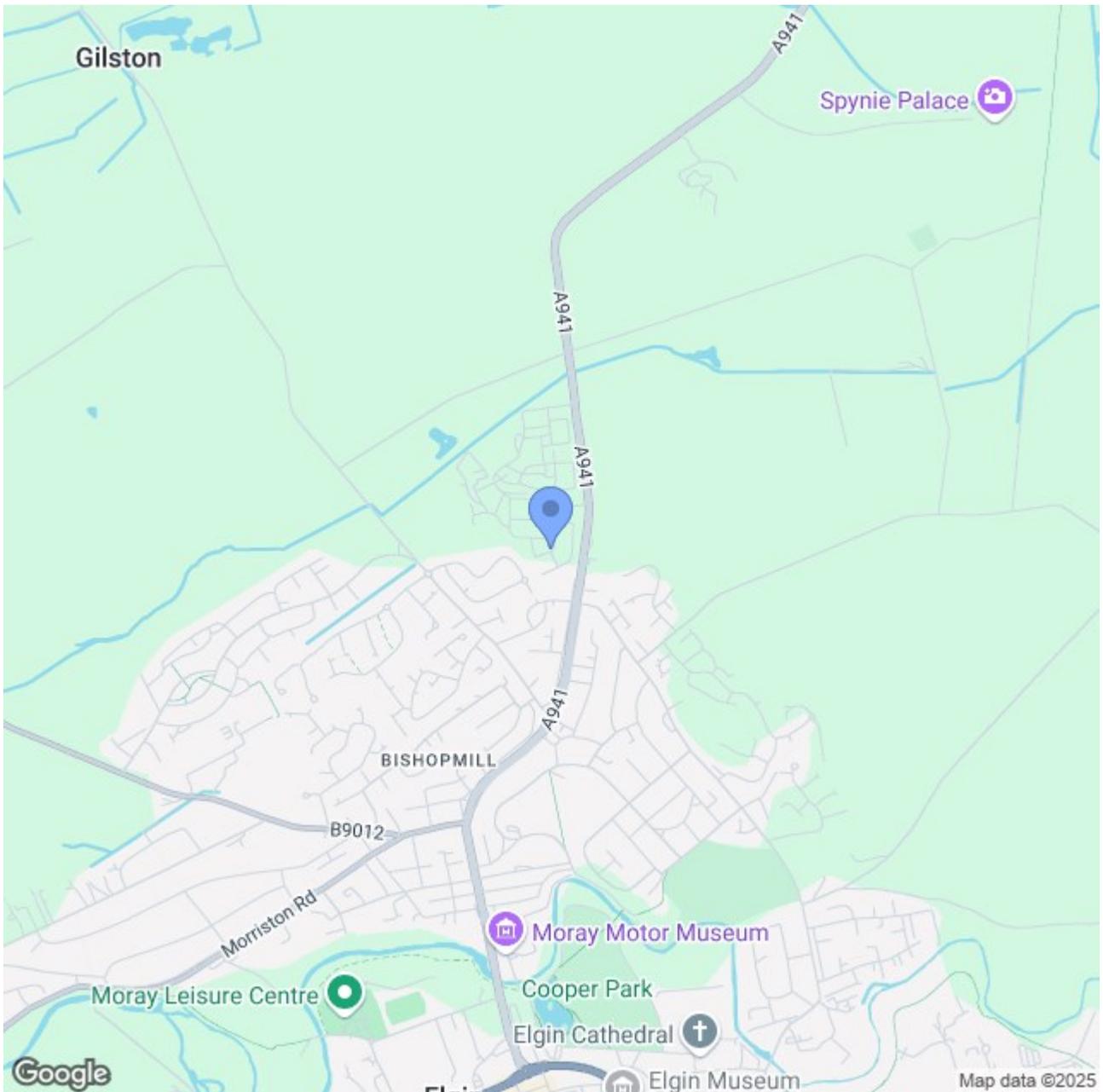
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom, WC & en-suite fittings, the oven, hob & hood, the integrated dishwasher & fridge freezer in the kitchen.

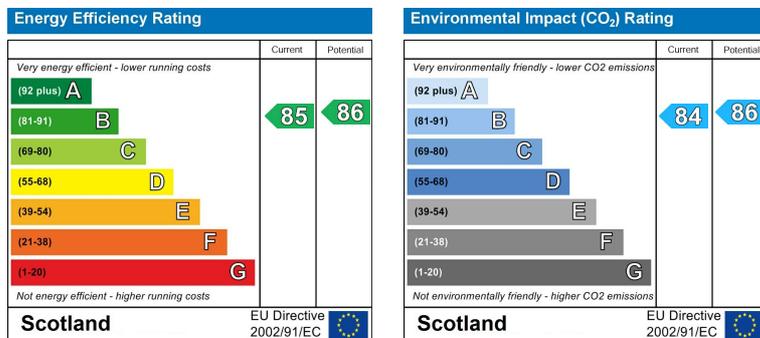
Council Tax Band: E

Viewing Arrangements: 01343 555 150

Area Map



Energy Efficiency Graph



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