



**Harper
Macleod LLP**
Estate Agents & Solicitors



3 Philaxdale , Duffus, IV30 5RL

Offers over £350,000

Detached four bedroom family home set in the countryside close to Duffus and with magnificent views out over farmland and the open countryside beyond. The towns of Elgin, Lossiemouth and Gordonstoun School are a short drive from the property. The accommodation comprises on the ground floor, entrance vestibule, hallway, lounge, dining kitchen, utility room, conservatory, study/bedroom four, guest WC and on the first floor, three double bedrooms (one en-suite) and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, oil central heating; integral garage, driveway and garden. There is scope for adding another double bedroom/en-suite over the garage subject to the usual planning constraints.

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ENTRANCE VESTIBULE

Wooden and glazed door; double built-in cloak cupboard; Karndeian wood effect flooring; ceiling light fitting.

GUEST WC

5'4" x 3'0" (1.64m x 0.92m)



Window to side; sink and WC; Karnedan wood effect flooring; ceiling light fitting.

HALLWAY

9'9" x 8'11" (2.98m x 2.72m)



Built-in storage cupboard; fitted carpet; ceiling light fitting.

LOUNGE

19'2" x 12'5" (5.85m x 3.79m)



Double aspect to front and rear; recently fitted contemporary multi-fuel stove; fitted carpet; ceiling light fitting.

BEDROOM 4/STUDY

10'9" x 9'5" (3.29m x 2.88m)



Window to rear; fitted carpet; ceiling light fitting.

DINING KITCHEN

18'8" x 11'5" (5.70m x 3.48m)



Double aspect to front and rear; fitted kitchen in medium wood effect; double built-in electric oven; hob and hood; integrated dishwasher; built-in pantry; Karndean wood effect flooring; two ceiling light fittings; ample space for dining table and chairs.

CONSERVATORY

14'1" x 10'11" (4.30m x 3.35m)



Glazed on three sides; ceramic tile flooring; two wall light fittings door to the rear garden.

UTILITY ROOM

13'2" x 5'6" (4.02m x 1.68m)



Window to front; base units; plumbing and space for washing machine; space for tumble dryer; fixed shelf; Karndean wood effect flooring; ceiling strip light.

REAR VESTIBULE

Wood and glazed door to the rear garden; door to garage; oil central heating boiler; ceramic tile flooring.

STAIRCASE AND LANDING

15'8" x 8'11" (4.80m x 2.73m)



Three built-in storage cupboards; fitted carpet; two ceiling light fittings.

BEDROOM 1

13'5" x 12'5" (4.10m x 3.79m)



Window to rear; double built-in wardrobe; built-in storage cupboard; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM

8'4" x 4'11" (2.55m x 1.52m)



Window to front; vanity mounted sink and WC; spacious shower enclosure with mains shower; ceramic tile flooring; ceiling light fitting; wall mounted Chrome towel radiator.

BEDROOM 3

10'9" x 6'2" (3.30m x 1.90m)



Windows to rear; built-in single wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 2

10'9" x 6'2" (3.30m x 1.90m)



Windows to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

FAMILY BATHROOM

8'0" x 6'3" (2.44m x 1.91m)



Window to front; sink; WC and bath with mains shower over; wood effect flooring; ceiling light fitting.

INTEGRATED DOUBLE GARAGE

Electric up and over remote controlled door; power and light; water tap; hatch to the loft space which is spacious enough for a room to be built above.

OUTSIDE



The property is set in a good size and well tended plot which has been mainly laid to lawn with mature trees; raised beds and a spacious patio area leading from the Conservatory. The garden is bound by a low hedge, allowing for views over the open farmland bordering the property. A driveway to the front gives off-street parking for two cars.

NOTES

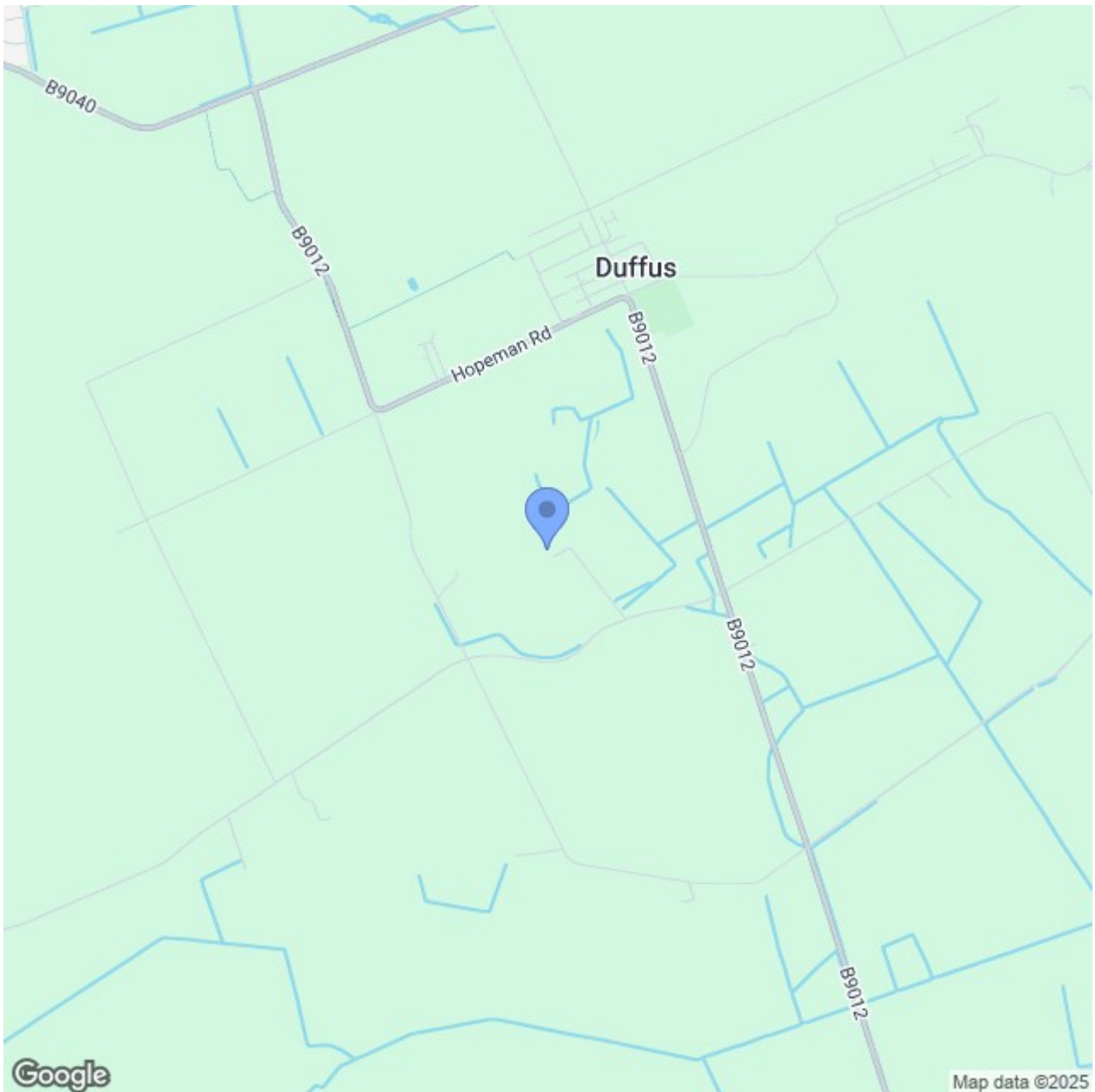


Included in the asking price are all carpets and fitted floor coverings; all light fittings (with the exception of those in the lounge and bedroom 1) all bathroom, en-suite and guest WC fittings; the double built-in electric oven; hob and hood and integrated dishwasher in the kitchen.

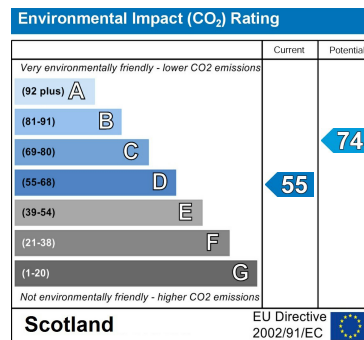
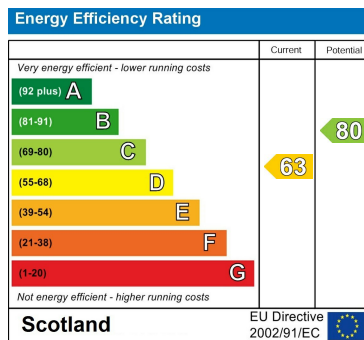
COUNCIL TAX BAND: E



Area Map



Energy Efficiency Graph



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