

## KILCHEARAN, WEST HIGH STREET ELGIN IV30 4DJ



**4 Bedroom Detached Family Home which enjoys views across the River Lossie and towards Elgin Town Centre**

**Accommodation comprises an Entrance Vestibule, spacious Hallway, Lounge, Dining Room, Kitchen/Diner, separate Sitting Room, Master Bedroom with En-Suite Bathroom, 3 further Bedrooms and a Bathroom.**

**Double Glazing  
Gas Central Heating  
Roof Mounted Solar Panels for Hot Water  
Ground Mounted PV Panels for Electricity  
Spacious Gardens to the Front & Rear  
Double Garage with Storeroom/Utility Area  
Walking distance to Bishopmill Primary & Elgin Academy  
Beautiful elevated views over the River Lossie**

**EPC Rating - C**

### OFFERS OVER £395,000

**grampian **property** centre**

52 High Street / Elgin / Moray / IV30 1BU

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Entrance to the property is via front door with single glazed single panel window which leads to the Entrance Vestibule.

♦ **Entrance Vestibule**

Coved ceiling with pendant light fitting  
Meter cupboard  
Parquet wood flooring

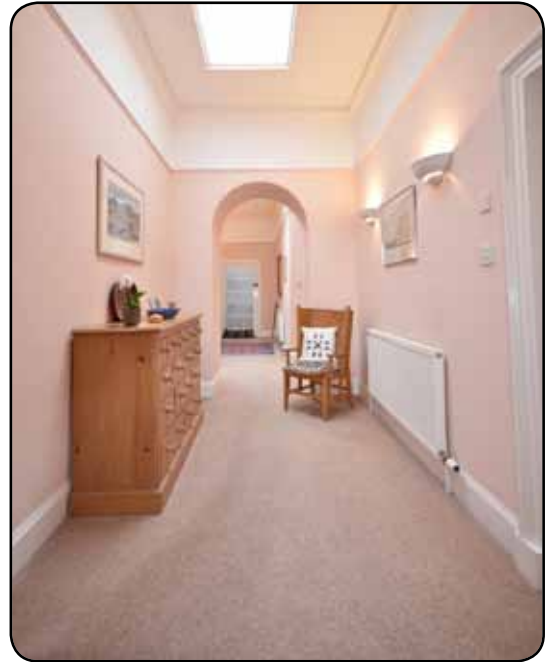
A multi-paned bevelled glazed door leads into the hallway.

♦ **Hallway**

The initial part of the hallway comprises a high coved ceiling with single skylight  
Single radiator  
2 wall-mounted light fittings  
Arched doorways lead to the remainder of the hallway  
3 wall-mounted light fittings  
Single glazed sky-light window  
Single radiator  
3 ceiling light fittings  
Fitted carpet

♦ **Walk-in Storage Room**

Light fitting  
Fitted shelving  
Houses the hot water tank  
Fitted carpet



♦ **Lounge 18'9" (5.71) into window recess x 13'9" (4.18)**





High coved ceiling with centre ceiling rose and light fitting  
Deep skirtings  
2 wall mounted light fittings  
Double glazed UPVC windows offering views across the River Lossie and towards Elgin town centre  
2 double radiators  
An attractive surround with thick slate hearth featuring a fireplace (currently capped)  
Recessed alcove  
Telephone point  
Fitted carpet

A door leads to main hallway and folding doors leading through in to the Dining Room

♦ **Dining room 17' (5.18) max into window recess x 13'1" (3.98)**



Attractive coved ceiling with centre ceiling rose and light fitting  
A curved sash window to the front again offering views across the River Lossie  
Double radiator  
Deep skirtings  
Fitted carpet  
A door leads back into the main hallway





♦ **Kitchen/Diner - 15'7" (4.74) plus a door recess x 19'3" (5.87) max into door recess**



Recessed LED lighting & recessed standard lighting  
Double glazed Velux window  
Single glazed window  
uPVC part panelled door with a double glazed window which gives access out to the Gardens  
Pipe design wall mounted radiator  
Wall mounted cupboards with under unit lighting & recessed overhead down lighting  
Fitted base units & display cabinets  
1 ½ style corner sink with a mixer tap  
Britannia Range style 5 ring gas cooker with double ovens & an overhead extractor hood  
Integrated microwave, washing machine & dishwasher

Centre island unit with solid granite work surface breakfast bar seating area  
Fitted wine rack & space to accommodate an American style fridge freezer (which is to remain)  
Attractive stone wall feature with a built-in shelved cupboard  
Tile effect flooring

Multi-pane bevelled glazed doors lead through to the Sitting Room.



♦ **Sitting Room: 15'6" plus window recess (4.72) x 12'11" (3.94)**



2 wall mounted light fittings  
Double glazed window to the rear aspect  
Double glazed sliding patio door which leads out to the Garden with views out towards Elgin  
Double radiator  
Wooden mantelpiece with a stone hearth (gas pipe in place for gas fire if desired)  
Attractive stone feature wall  
Recessed alcove with cupboard space  
TV point  
Fitted carpet



♦ **Master Bedroom with En-Suite: 17'1" plus window recess & cupboard space (5.2) x 13'10" (4.21)**



High coved ceiling with a centre rose & light fitting  
uPVC double glazed windows to the front aspect offering views across the river  
Built-in cupboard space beneath the front windows  
Single radiator & double radiator  
Ample space to accommodate free standing wardrobe & drawers  
Telephone point  
Fitted carpet

♦ **En-Suite Bathroom:**  
**7'11" (2.4) x 11'2" into window recess (3.4)**



High coved ceiling with recessed ceiling lighting  
Double glazed frosted window to side aspect with original window shutters  
Heated white towel rail  
4 piece suite with a Jacuzzi style bath & a double walk-in design enclosure fitted with a Mira shower & tiled walls within  
Part tiled walls  
Tiled flooring

**Description Act**

are advised to satisfy themselves to all aspects of accuracy and should not rely unreservedly on the details, accurate, they are not guaranteed. these particulars are not for use as part of any offer or contract.



♦ **Bedroom 4/Office: 7'9" (2.35) x 9'10" (2.99)**

Ceiling light fitting  
Loft access hatch  
Double glazed Velux window  
Double radiator  
Fitted carpet

♦ **Bedroom 2: 8'9" (2.66) x 14'8" into window recess (4.47)**



Ceiling light fitting  
Double glazed uPVC window to the side aspect  
Double radiator  
Recessed shelved storage space  
Fitted carpet

♦ **Bedroom 3: 10'9" (3.27) into window recess x 10' (3.05)**



Pendant light fitting  
uPVC double glazed window to the side aspect  
Double radiator  
Fitted carpet

♦ **Bathroom: 9'1" (2.76) x 7'11" maximum into door recess & plus recess (2.4)**



2 ceiling light fittings  
Double glazed uPVC frosted window to the side aspect  
Double radiator  
3 piece suite with a shower screen, telephone style mixer tap fitting, mains Mira shower & tiled walls to the bath area  
Part tiled walls to the remainder of the room  
Vinyl flooring



## Outside Accommodation

### ♦ **Detached Double Garage: 22' maximum wide x 17' maximum deep**

Electric double up & over door to the front  
Internal cold water tap  
2 strip light ceiling fittings  
Loft access hatch  
A door leads to the separate storeroom/utility room

### ♦ **Storeroom/Utility Room: 15'9" x 9'9"**

Strip lighting  
uPVC double glazed frosted window to the side aspect  
uPVC part panelled door with a double glazed window to the side aspect which gives access out to the Gardens  
Power within  
Cold water internal tap & plumbing

### ♦ **Private Spacious Rear Garden**

Mostly laid to lawn with high stone wall boundaries  
Raised vegetable beds to one side  
Double gated access which gives direct access in from West High Street  
Gravelled area with a paved seating area  
A paved pathway leads down the side of the property



### ♦ Front Garden

Terraced with the initial terrace laid to lawn with a metal balustrade

Offers views across the River Lossie & towards Elgin Town Centre

Lower level accommodates the 4kw PV ground mounted electric panels which generate electricity (available by separate negotiation)

Bottom level is laid to lawn with a hedged boundary

A staircase with balustrade gives access down to the lower levels

### ♦ Storage Cellar: 11'11" plus door recess x 12'

Lighting

Control unit for the PV panels

Single glazed box window to the front

Attractive paved seating area with steps that lead down to the first tiered section of the Garden.



### Note 1

All fitted blinds, floor coverings and light fittings are to remain.

Roof Mounted Solar Panels for Hot Water and Ground Mounted PV Panels for Electricity are included within the sale price.

### Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested, and does not imply that these are in full and efficient working order.

### Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

### Council Tax

Currently Band G

### Entry

By mutual agreement

### Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

### FREE MARKET APPRAISAL

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