



**Harper
Macleod LLP**
Estate Agents & Solicitors



3 Ashgrove Cottages, Elgin, IV30 1UU **Offers over £140,000**

Mid-terraced cottage situated within walking distance of shops and supermarket. The accommodation comprises entrance hallway, conservatory, lounge, dining kitchen, two bedrooms and a shower room. The property further benefits from double glazing, gas central heating, garden, wooden garage and driveway.

CONSERVATORY

13'9" x 9'5" (4.20m x 2.89m)



Glazed on three sides; French doors to front garden; tile effect flooring; wall light fitting.

HALLWAY



Under-stair storage cupboard; fitted carpet; ceiling light fitting,

BEDROOM 2

11'4" x 7'3" (3.46m x 2.23m)



Window to rear; fitted carpet; ceiling light fitting.

LOUNGE

13'4" x 13'1" (4.07m x 4.01m)



Window to front; recessed log burner; fitted carpet; ceiling light fitting.

DINING KITCHEN

13'4" x 12'7" (4.07m x 3.84m)



Double aspect to side and rear; fitted kitchen in medium wood effect; built-in electric oven and microwave; four ring gas hob and hood; integrated washing machine, dishwasher and fridge freezer; fitted carpet; ceiling light/fan fitting.

STAIRCASE & LANDING



Skylight window to front; fitted carpet; ceiling light fitting.

SHOWER ROOM

7'1" x 6'7" (2.18m x 2.03m)



Window to rear; sink, WC and shower cubicle with mains shower; fitted carpet; wall light fitting.

BEDROOM 1

13'10" x 13'4" (4.22m x 4.07m)



Double aspect to front and rear; built-in wardrobes; fitted carpet; ceiling light fitting.

WOODEN GARAGE



Up and over door.

OUTSIDE

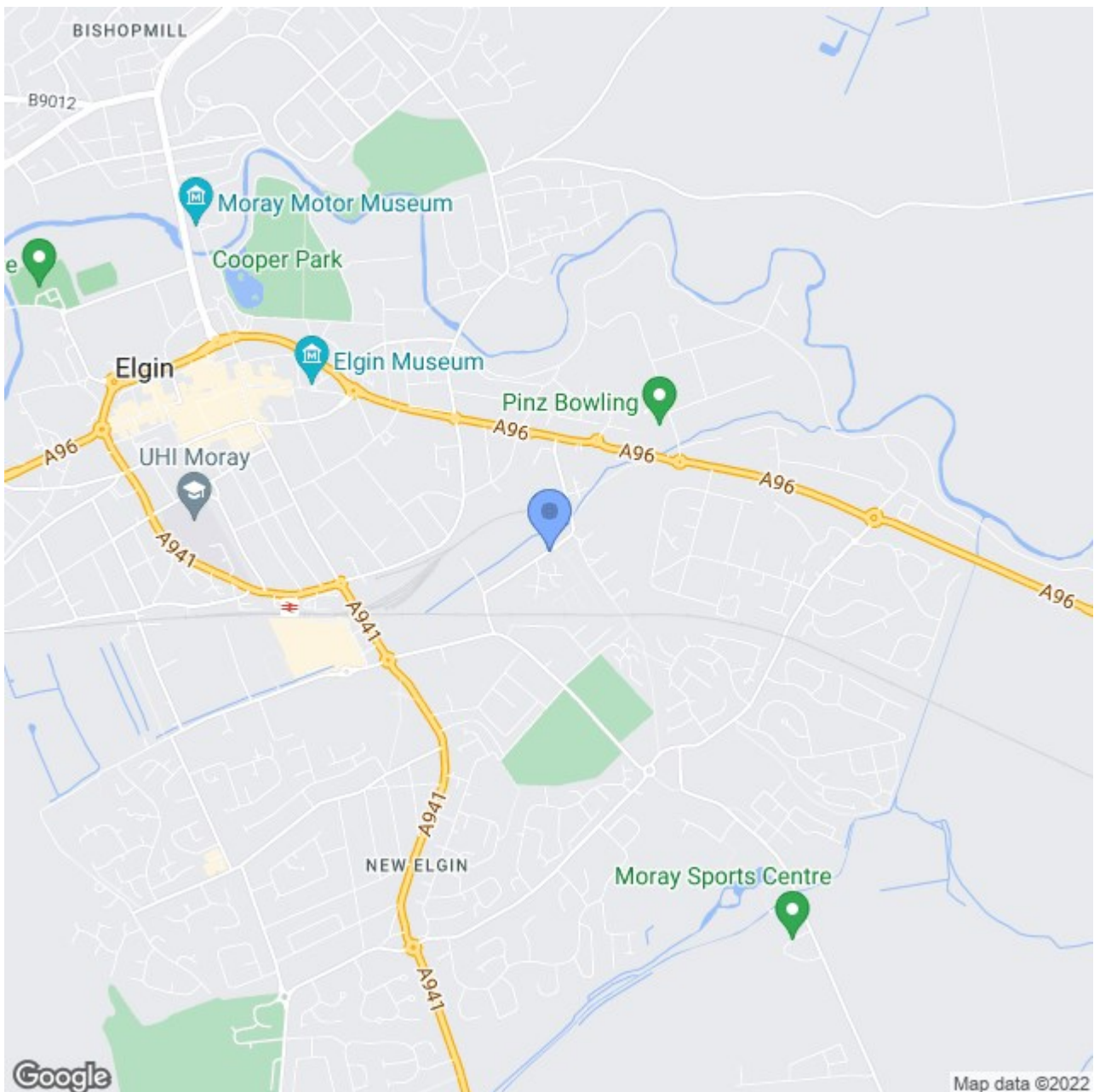
The garden to the front is fully enclosed and mainly laid to lawn; raised decking area; Patio area; greenhouse; wooden garden shed. A driveway leads to the garage and provides off-street parking with covered area. The rear courtyard garden is paved; covered log store; water butt.

NOTES

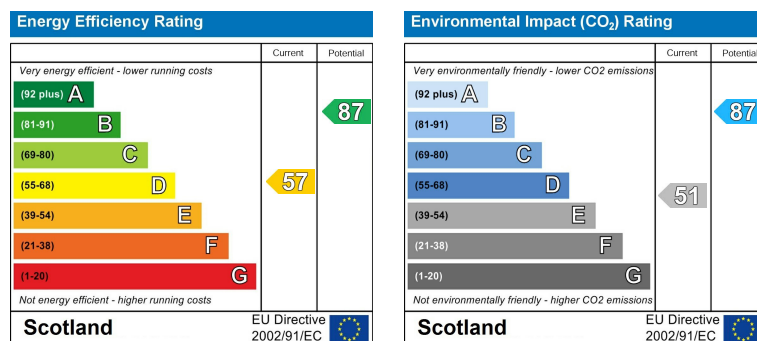
Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all shower room fittings, the oven, hob, hood and integrated fridge freezer, dishwasher and washing machine in the kitchen and the greenhouse and wooden shed in the garden.



Area Map



Energy Efficiency Graph



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