



**Harper
Macleod LLP**
Estate Agents & Solicitors



44 Bain Avenue, Elgin, IV30 6GB
Offers over £205,000

Mid-terraced house situated in a popular residential area of Elgin. The accommodation comprises entrance hallway, lounge/diner, kitchen, guest WC, three bedrooms and a family bathroom. The property, which would make an ideal first time buy, further benefits from double glazing, gas central heating, garage, garden and driveway.

ENTRANCE HALLWAY



Entrance door; wood effect flooring; ceiling light fitting; under-stair storage cupboard.

LOUNGE / DINER

17'7" x 12'4" (5.37m x 3.76m)



French doors with windows either side to the rear garden; wood effect flooring.

KITCHEN

11'9" x 7'3" (3.59m x 2.22m)



Window to front; fitted kitchen in medium wood effect; built-in single electric oven; four ring gas hob and hood; integrated dishwasher; space for fridge freezer.

GUEST WC

6'2" x 3'8" (1.88m x 1.13m)



Internal room; sink and WC; vinyl flooring; ceiling light fitting.

STAIRCASE & LANDING

11'3" x 3'4" (3.45m x 1.04m)



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

BEDROOM 1

14'0" x 10'2" (4.27m x 3.10m)



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

BATHROOM

9'2" x 6'5" (2.81m x 1.97m)



Window to rear; sink, WC and bath with mains shower over; tile effect flooring; ceiling light fitting.

BEDROOM 2

11'6" x 10'7" (3.51m x 3.23m)



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

BEDROOM 3

10'0" x 8'7" (3.07m x 2.62m)



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

GARAGE

Up and over door; wall mounted gas central heating boiler; power and light.

OUTSIDE



The garden to the front has an area of lawn and a gravel driveway providing off-street parking for two cars. The fully enclosed rear garden is mainly lawn with a Patio area and mature planted borders.



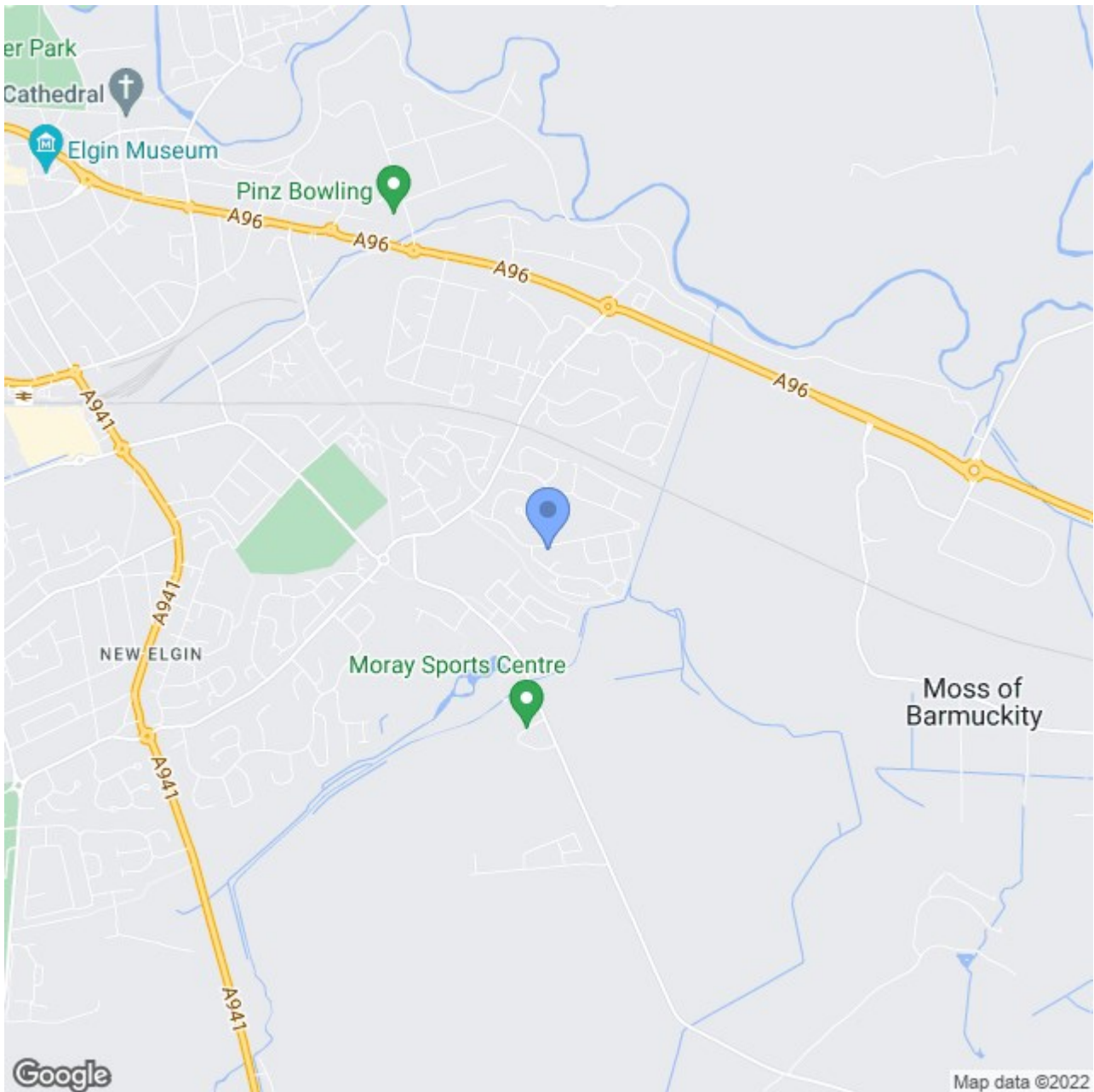
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom and guest WC fittings and the oven, hob, hood and integrated dishwasher in the kitchen.

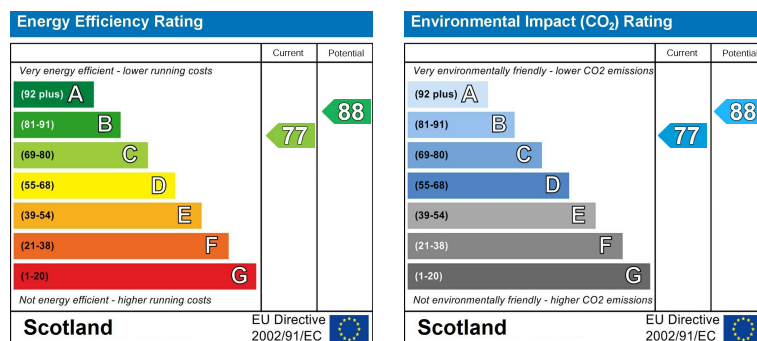
Council Tax Band: D

Viewings: Contact selling agent.

Area Map



Energy Efficiency Graph



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