



**Harper
Macleod LLP**
Estate Agents & Solicitors



12 St. Andrews Square, Elgin, IV30 6HX
Offers over £160,000

Tastefully extended three bedroom end terraced property with garage situated in a popular residential area of Elgin. The accommodation comprises sun lounge; lounge; dining kitchen; ground floor bathroom and on the first floor three bedrooms and a shower room. The property further benefits from double glazing, gas central heating, solar panels, garage and garden.

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SUN LOUNGE

18'2" x 8'11" (5.56m x 2.73m)



Glazed on two sides; French door to the front garden; fitted carpet; ceiling and wall light fittings.

LOUNGE

15'10" x 12'7" (4.85m x 3.86m)



Wall mounted, recessed log burning stove; fitted carpet; wall and ceiling light fittings

DINING KITCHEN

19'7" x 10'3" (5.97m x 3.13m)



Window to rear; French doors and single glazed door to the rear garden; Fitted kitchen in wood effect; built-in single electric oven, five ring gas hob and hood; plumbing and space for dishwasher and washing machine; plumbing in place for American style fridge freezer; quality wood effect flooring; inset ceiling spotlights.

BATHROOM

5'11" x 5'11" (1.82m x 1.82m)



Internal room; vanity mounted sink and WC; jacuzzi style bath; wall mounted towel radiator; tile effect flooring; inset ceiling spotlights.

INNER HALLWAY

Spacious walk-in storage cupboard (1.08m x 1.02m) fitted carpet; ceiling light fitting.

SHOWER ROOM

6'8" x 5'6" (2.05m x 1.70m)



Window to rear; wet room style shower enclosure with electric shower enclosure; vanity mounted sink, WC; Chrome towel radiator; vinyl flooring; inset ceiling light spotlights.

BEDROOM 1

12'2" x 9'0" (3.73m x 2.76m)



Window to rear; built-in single wardrobe; built-in shelved linen cupboard; fitted carpet; ceiling light fitting.

BEDROOM 2

14'7" x 8'6" (4.46m x 2.60m)



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

BEDROOM 3

11'2" x 10'6" (3.42m x 3.22m)



Window to front; spacious built-in cupboard; fitted carpet; ceiling light fitting.

GARAGE

Single garage; electric door; power and light; personnel door to the rear garden.

GARDEN



The garden to the front has cleared areas either side of the pathway ready for planting or laying of lawn. The rear garden has a newly laid raised patio area and the lower garden has been cleared ready for planting or laying of lawn.

NOTES

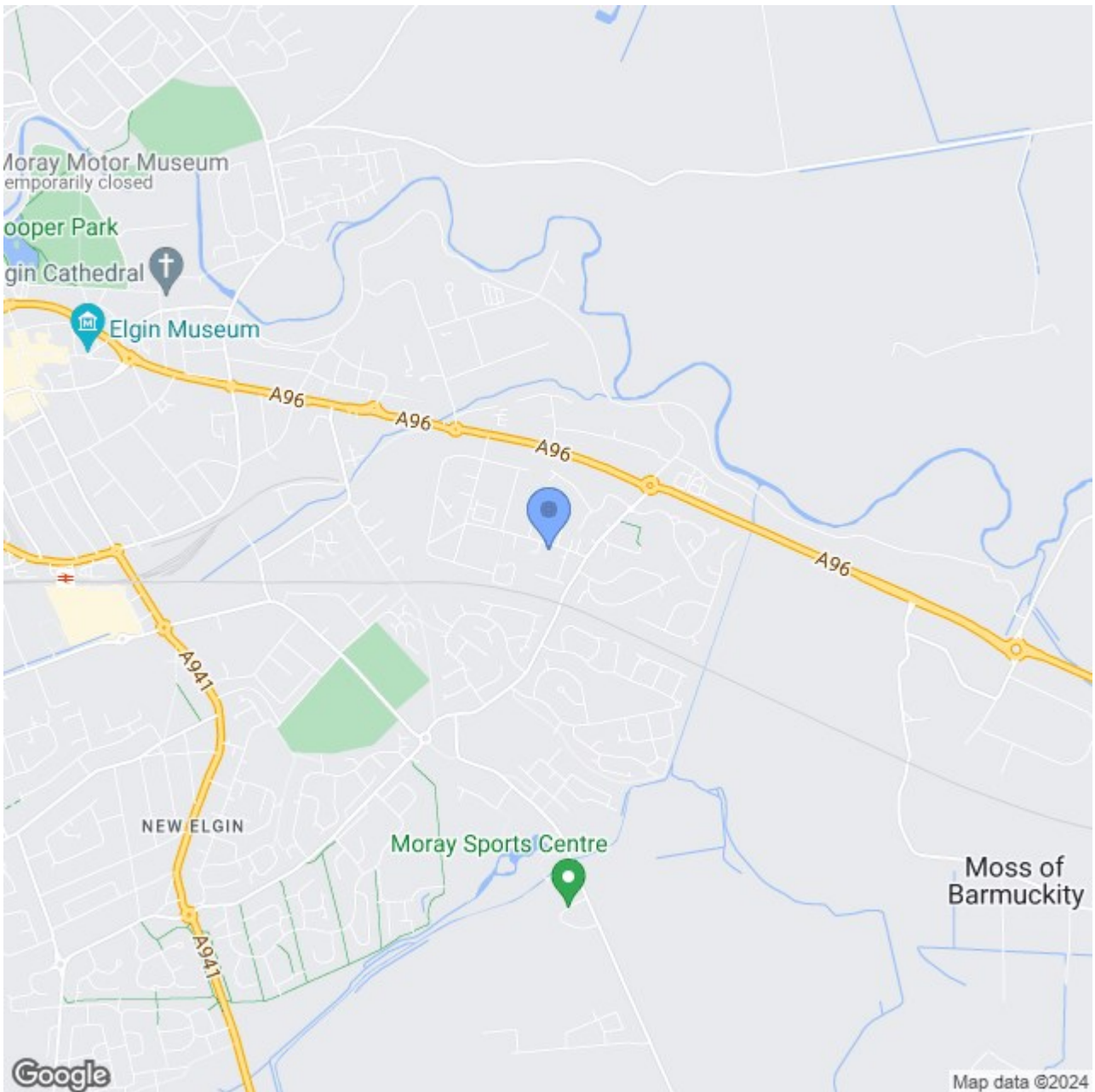
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and shower-room fittings and the oven, hob and hood in the kitchen.

Council Tax Band: C.

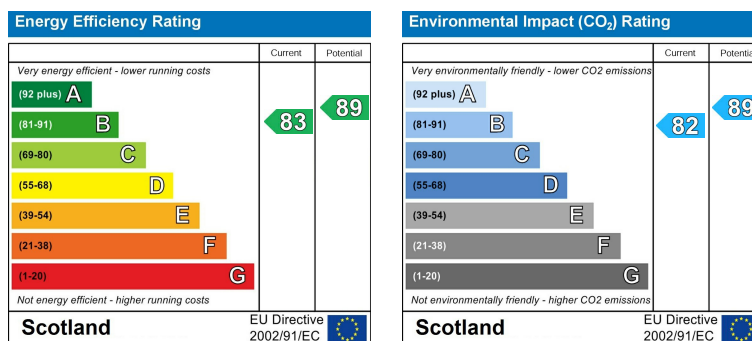
**VIEWING: CONTACT THE SELLING AGENT ON
01343 555150**



Area Map



Energy Efficiency Graph



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