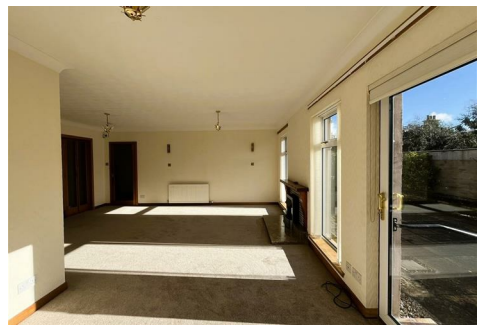




**Harper
Macleod LLP**
Estate Agents & Solicitors



5 West Back Street, Elgin, IV30 4DQ

Offers over £210,000

Detached three bedroom house situated in the popular Bishopmill area of Elgin & within walking distance of Bishopmill Primary School & the town centre. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, utility room, shower room, three bedrooms & a bathroom. The property further benefits from double glazing, garage & garden.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE VESITBULE

Wooden & glazed entrance door, fitted carpet, inset ceiling spotlight.

HALLWAY

Fitted carpet, ceiling light fitting.

LOUNGE

21'5" x 18'4" (6.53m x 5.60m)

Two windows & patio doors to the rear garden, feature fire place with electric fire, fitted carpet, three ceiling light fittings & two wall light fittings.

DINING KITCHEN

21'0" x 11'10" (6.42m x 3.62m)

Two windows to front, fitted kitchen in medium wooden effect, built-in double electric oven, 4 ring gas hob, & hood, plumbed in slimline dishwasher, wood effect flooring in the kitchen area & fitted carpet in the dining area, two ceiling light fittings & two inset ceiling spotlights.

UTILITY ROOM

8'0" x 5'11" (2.44m x 1.81m)



Wooden & glazed door to side, base unit, plumbing & space for washing machine, fitted carpet, inset ceiling spotlights, wall mounted fuse box.

SHOWER ROOM

10'2" x 5'11" at longest and widest (3.10m x 1.82m at longest and widest)



Window to rear; sink; WC and recessed shower cubicle with mains shower; vinyl flooring; inset ceiling spotlight.

STAIRCASE & LANDING

roof velux window to rear, double built-in shelved storage cupboard, cupboard housing the hot water tank, hatch to the loft space,, fitted carpet, inset ceiling spotlights.

BEDROOM 1

14'4" x 11'6" (4.39m x 3.52m)

Window to front, triple built-in wardrobe, fitted carpet, ceiling light fitting.

BEDROOM 2

14'5" x 9'4" (4.40m x 2.86m)

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

BEDROOM 3

10'11" x 9'2" (3.35m x 2.81m)

Window to front, fitted carpet, ceiling light fitting

BATHROOM

9'1" x 5'10" (2.77m x 1.79m)



Window to front, sink, WC & bath, tile effect vinyl, inset ceiling spotlights.

GARAGE

Up & over door, power & light.

OUTSIDE



The garden to the rear is fully enclosed, paved & with a raised gravel area planted with mature shrubs. A door to the side of the property gives access to an outside store room(3.50m x 1.25m) with a window to side; power and light.

NOTES

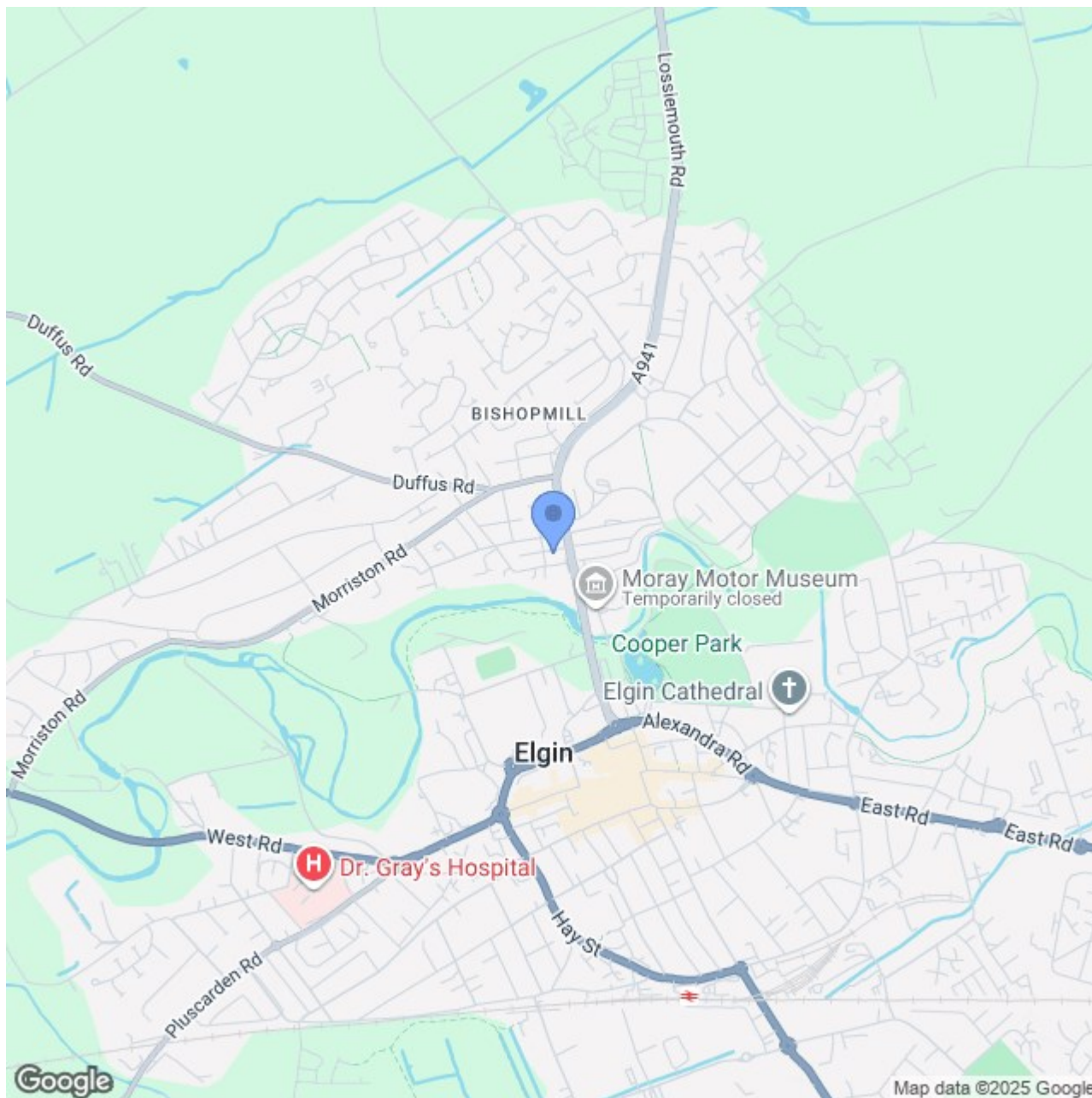
Included in the asking price is all carpet, fitted floor coverings, all light fittings, all bathroom & shower room fittings, the oven, hob & hood, slimline dishwasher in the kitchen and the rotary clothes dryer in the garden.

Council Tax Band: E

Viewing Arrangements: Please contact selling agent on 01343 555 150

VIEWING CONTACT SELLING AGENT ON 01343 555150

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current: 59

Potential: 83

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

Current: 52

Potential: 81

Scotland

EU Directive 2002/91/EC

Scotland

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