



**Harper
Macleod LLP**
Estate Agents & Solicitors



1 Maple Walk, Elgin, IV30 4BH
Offers in the region of £100,000

****£10,000 BELOW HOME REPORT VALUATION!****

End Terraced three bedroom house situated in a popular residential area of Elgin. The accommodation comprises entrance hallway, lounge, dining kitchen, rear porch, three bedrooms & a bathroom. The property whilst in need of upgrading & redecoration further benefits from double glazing, gas central heating & garden.

Harper Macleod LLP, The Old Station Maisondieu Road, Elgin, Moray, IV30 1RH

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ENTRANCE HALLWAY



Entrance door, fitted carpet, ceiling light fitting, spacious under-stair cupboard.

DINING KITCHEN

17'3" x 8'3" (5.26m x 2.54m)



Window to front, fitted kitchen in medium wood effect, built-in single electric oven, hob & hood, Bosch washing machine, space for under counter fridge, fitted carpet, two ceiling light fittings.

LOUNGE

14'9" x 12'1" (4.50m x 3.69m)



Window to rear, fitted carpet, ceiling light fitting.

SUN PORCH

6'0" x 3'8" (1.85m x 1.12m)



Glazed on two sides, UPVC & glazed door, fitted carpet.

STAIRCASE & LANDING



Fitted carpet, ceiling light fitting, hatch to the loft space.

BEDROOM 1

15'4" x 8'3" (4.68m x 2.53m)



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

BEDROOM 2

11'8" x 8'2" (3.58m x 2.50m)



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

BEDROOM 3

10'0" x 6'3" (3.07m x 1.92m)



Window to rear, Built-in wardrobe, fitted carpet, ceiling light fitting.

BATHROOM

8'5" x 6'3" (2.59m x 1.92m)



Window to front, sink, WC & bath with mains shower over, bare floorboards, ceiling light fitting, extraction fan, cupboard housing the gas central heating boiler.

OUTSIDE

The garden is to the rear & is laid with low maintenance gravel & paving and a rotary clothes dryer.

NOTES

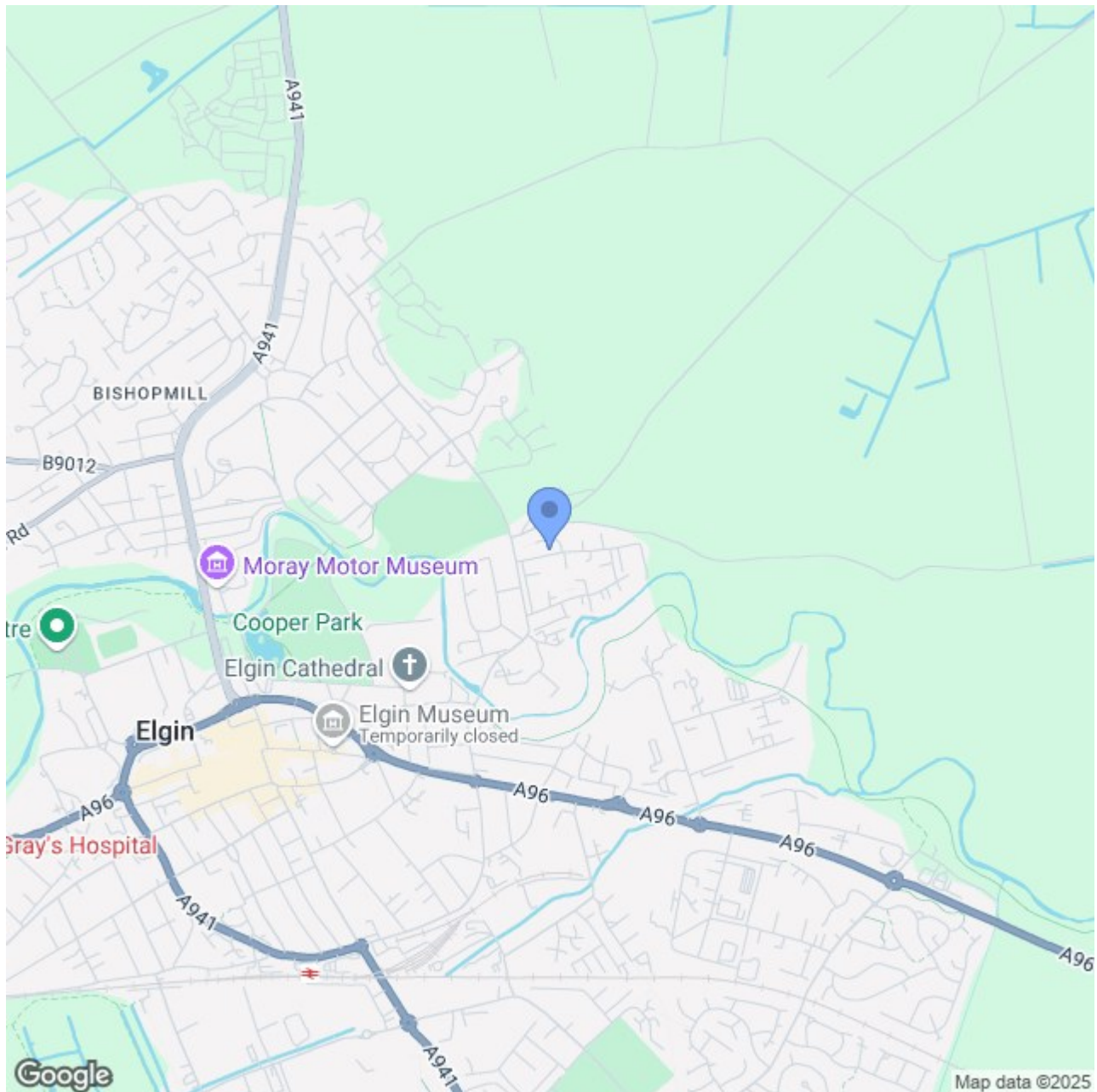
Including in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven, hob & hood, Bosch washing machine in the kitchen and rotary clothes dryer in the garden.

No guarantees can be given for any of the kitchen appliances.

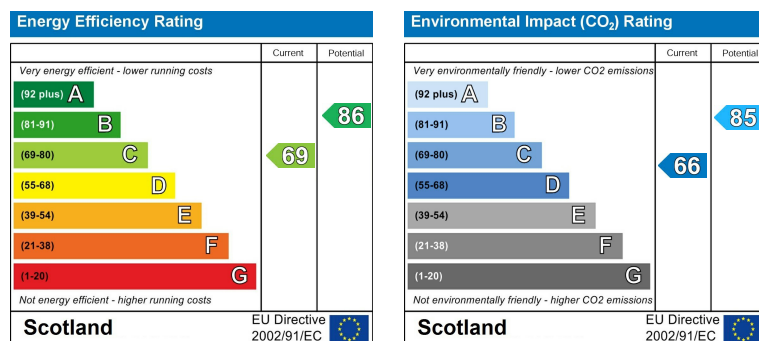
Council Tax Band: B

Viewing Arrangements: Please contact Selling Agents on 01343 555 150

Area Map



Energy Efficiency Graph



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