



**Harper
Macleod LLP**
Estate Agents & Solicitors



14 Ferrier Terrace, Elgin, IV30 4JU

Offers over £112,000

Two bedroom mid-terraced house situated in the popular Bishopmill area of Elgin within walking distance of local amenities. The accommodation comprises: entrance hallway, lounge/diner, kitchen, two double bedrooms and shower room. Whilst in need of some renovation, the property further benefits from double glazing, gas central heating, gardens to front and rear and on-street parking.

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

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

ENTRANCE HALLWAY



UPVC & glazed front door with glazed side panel, under-stair cupboard housing electric consumer units.

LOUNGE/DINER

20'4" x 11'1" (6.21m x 3.39m)

Double aspect to front & rear, two ceiling light fittings.

KITCHEN

10'3" x 9'10" (3.13m x 3.00m)



UPVC & glazed door to rear garden with window to side, fitted kitchen, built-in oven & grill, four ring electric hob, hood, space for under counter fridge & freezer, ceiling light fitting, wood effect laminate flooring.

STAIRCASE & LANDING



Hatch to loft space, ceiling light fitting, built-in linen cupboard with shelving.

SHOWER ROOM

6'2" x 6'1" (1.88m x 1.86m)



Window to rear, vinyl flooring, WC, pedestal sink, built-in shower cubicle with mains fed shower, ceiling light fitting.



BEDROOM 2

12'4" x 9'5" (3.76m x 2.89m)



Window to rear, ceiling light fitting, built-in wardrobe with hanging rail & shelving.

BEDROOM 1

15'6" x 8'5" (4.73m x 2.58m)



Window to front with views over the rooftops to Brown Muir, ceiling light fitting, double built-in wardrobe with hanging rail & shelving, second double built-in cupboard with shelving and housing the glow-worm gas central heating boiler.

OUTSIDE

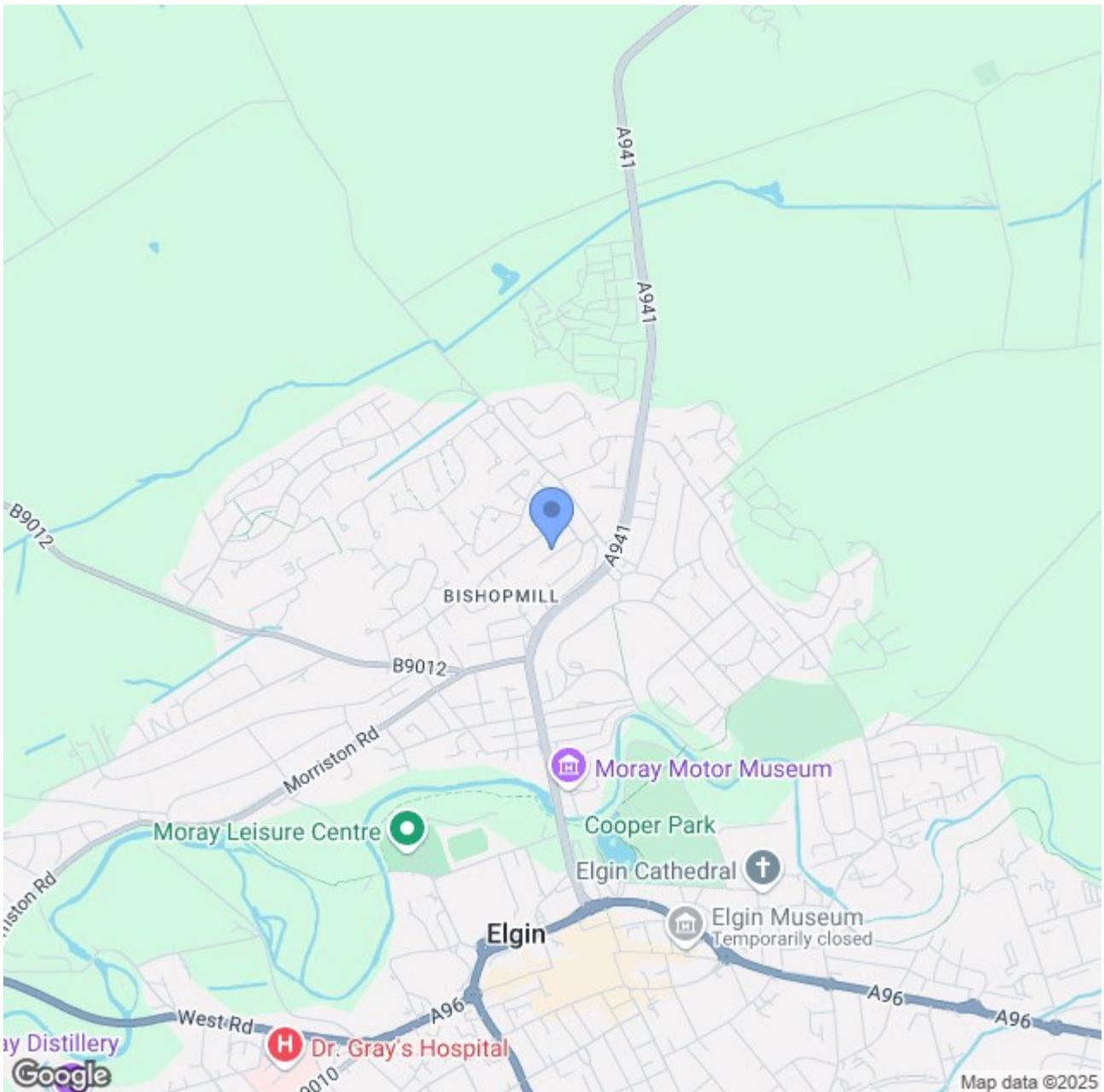


The front garden is laid mainly to gravel with a paved pathway leading to the property. The fully enclosed rear garden is laid to lawn with a paved patio area, wooden shed, rotary clothes dryer, a gate to the rear provides access onto public footpath.

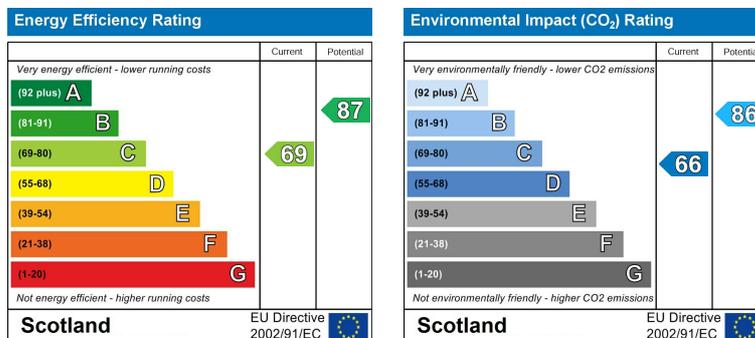
NOTES

Included in the asking price is all light fittings, all shower room fittings, the oven, hob & hood in the kitchen and the wooden shed and rotary clothes dryer in the garden.

Area Map



Energy Efficiency Graph



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