



**Harper
Macleod LLP**
Estate Agents & Solicitors



54 Deanshaugh Terrace, Elgin, IV30 4ET
Offers over £125,000

Two bedroom end-terraced house situated in the popular Bishopmill area of Elgin and ideally placed for Seafield Primary School. The accommodation comprises: entrance hallway, lounge/diner, kitchen, two double bedrooms and shower room. The property, whilst in need of modernisation, would make an ideal first time buy or buy-to-let investment and further benefits from double glazing, gas central heating, front garden and spacious rear garden.

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

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ENTRANCE HALLWAY

11'1" x 8'4" (3.40m x 2.56m)

Wooden & glazed entrance door, ceiling light fitting, fitted carpet, staircase to first floor.

LOUNGE/DINER

21'7" x 10'6" (6.58m x 3.22m)



Windows to front & rear, two ceiling light fittings, two wall light fittings, fitted carpet, fireplace.

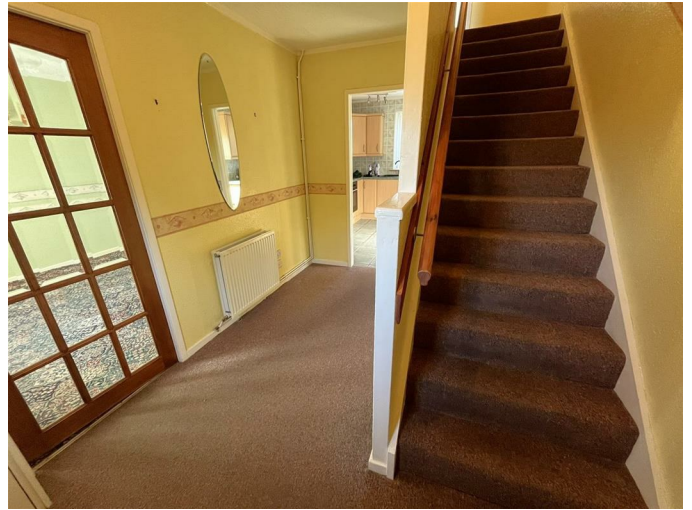
KITCHEN

10'7" x 10'3" (3.23m x 3.13m)



Window to rear, wooden & glazed door to side, ceiling light fitting, tile flooring, modern fitted kitchen in light wood effect, built-in Belling oven, four ring electric hob, hood, space for under counter fridge & freezer, built-in under-stair storage cupboard.

STAIRCASE & LANDING



Ceiling light fitting, fitted carpet and laminate flooring, hatch to loft space, built-in shelved storage cupboard.

SHOWER ROOM

8'1" x 5'0" (2.48m x 1.53m)



Window to side, ceiling light fitting, extractor fan, walk-in shower with Mira electric shower, WC, wall mounted sink, shaver point.

BEDROOM 2

10'6" x 9'10" (3.22m x 3.01m)



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

BEDROOM 1

15'8" x 9'9" (4.79m x 2.99)



Window to rear, ceiling light fitting, fitted carpet, two built-in storage cupboards, one housing the gas central heating boiler (serviced Apr 25).

OUTSIDE



A paved pathway leads to the front entrance & side of the property. The front garden is laid to paving with gravelled borders and mature shrubs. A gate to the side leads to the spacious fully enclosed rear garden which is laid to a mix of gravel & paving for easy maintenance, stone-built store, wooden shed, rotary clothes dryer. A pedestrian gate to the rear leads out to an access road off Anderson Crescent.

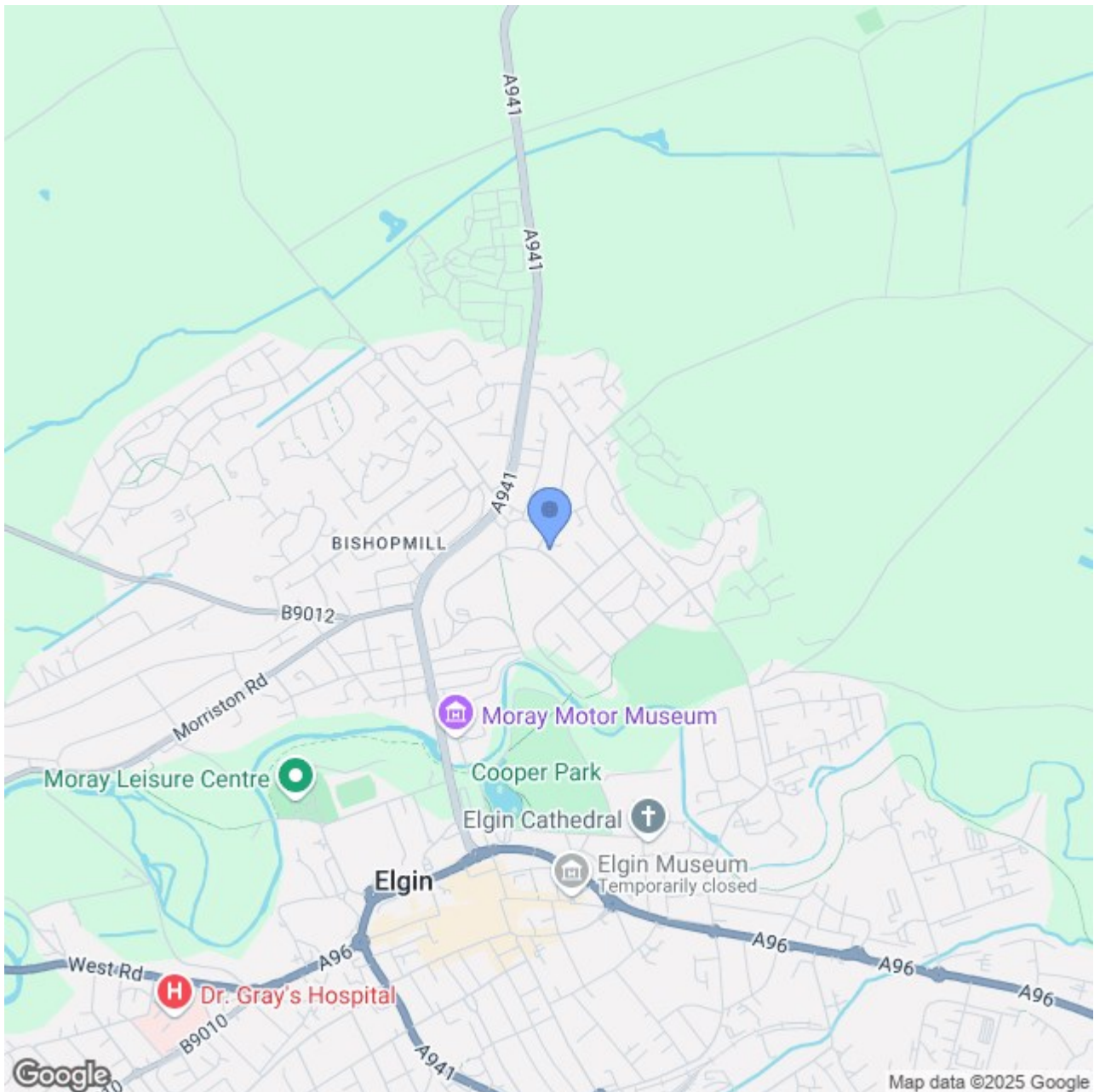
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all curtains and blinds, all shower room fittings, the built-in oven, hob and hood in the kitchen and the stone-built store, wooden shed and rotary clothes dryer in the garden.

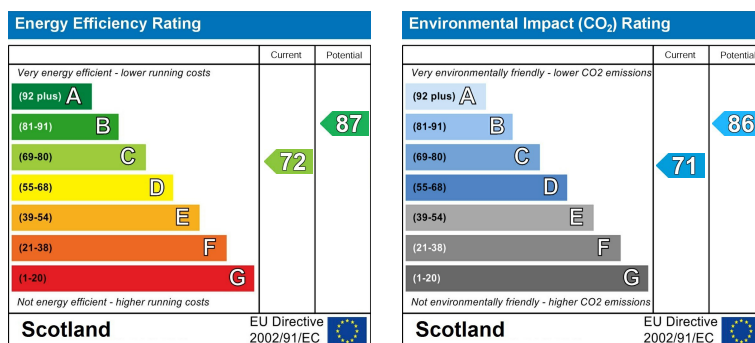
Council Tax Band: B

Viewing Arrangements: 01343 555 150

Area Map



Energy Efficiency Graph



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