



**Harper
Macleod LLP**
Estate Agents & Solicitors



1 Glassgreen Place, Elgin, IV30 6JE
Offers over £165,000

Modern two bedroom semi-detached house situated in a popular residential area of Elgin and an ideal home for a first time buyer or those looking to downsize. The accommodation comprises: entrance vestibule, hallway, lounge, kitchen, two double bedrooms, guest WC, and family bathroom. The property has been recently redecorated internally throughout and further benefits from new carpets in the bedrooms, double glazing, gas central heating, rear garden and driveway providing off-street parking.

ENTRANCE VESTIBULE

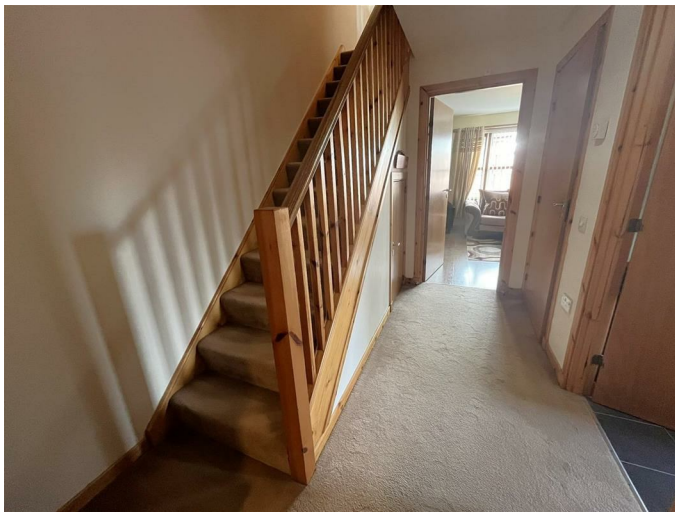
4'10" x 4'1" (1.48m x 1.26m)



Wooden entrance door with spy hole, ceiling light fitting, fitted carpet, built-in storage cupboard with hanging rail & shelving, wooden door to hallway.

HALLWAY

11'6" x 6'11" (3.51m x 2.11m)



Ceiling light fitting, fitted carpet, built-in under-stair storage cupboard.

KITCHEN

12'5" x 9'6" (3.80m x 2.91m)



Window to front, ceiling light fitting, tile flooring, modern fitted kitchen with built-in oven, hob, extractor, plumbing and space for washing machine, space for free standing fridge freezer, built-in storage cupboard housing Mega Flo hot water tank, Worcester gas central heating boiler, fixed shelving, wooden & glazed door leads to rear garden.

GUEST WC

5'6" x 3'11" (1.70m x 1.21m)



Internal room, WC, wall mounted sink, fixed shelving, extractor, ceiling light fitting, tile flooring.

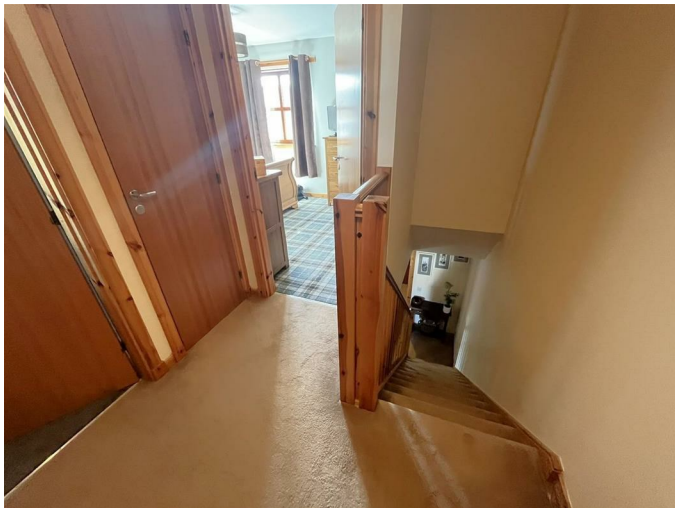
LOUNGE

16'9" x 11'9" (5.11m x 3.59m)



Window to rear, ceiling light fitting, hard wood flooring.

STAIRCASE & LANDING



Hatch to the floored loft space, ceiling light fitting, fitted carpet, built-in shelved storage cupboard.

BATHROOM

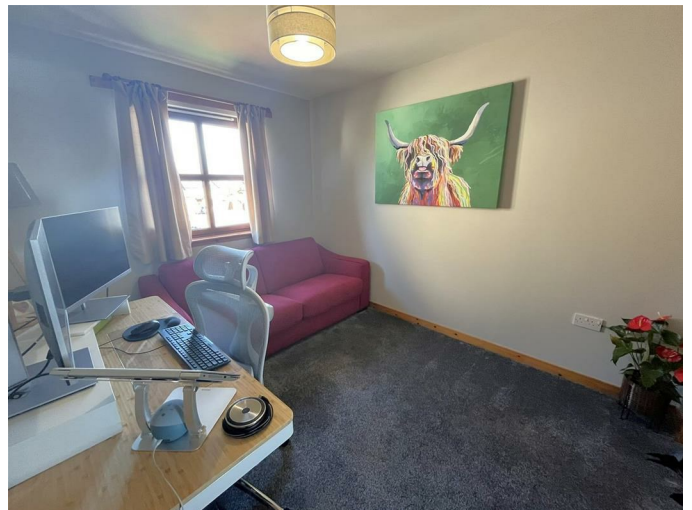
6'11" x 6'10" (2.13m x 2.10m)



Window to rear, ceiling light fitting, extractor, tile flooring, bath with mains fed shower over, WC, pedestal sink, wall mounted bathroom cabinet.

BEDROOM 2

11'1" x 9'6" (3.38m x 2.90m)



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

BEDROOM 1

9'10" x 13'4" (3.00m x 4.07m)



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

OUTSIDE



The front of the property is laid to gravel providing off-street parking for at least two cars. A paved pathway leads to the entrance and to a side gate to access the rear garden. The fully enclosed rear garden is laid to lawn with a paved patio area and wooden shed.



NOTES

Included in the asking price is all carpets and fitted floor covering, all light fittings, all bathroom and guest WC fittings, the oven, hob and hood in the kitchen and the wooden shed in the garden.

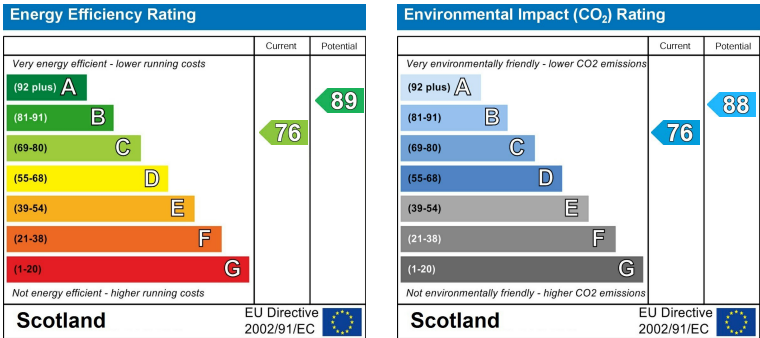
Council Tax Band: C

Viewing Arrangements: Please contact selling agents on 01343 555 150.

Area Map



Energy Efficiency Graph



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