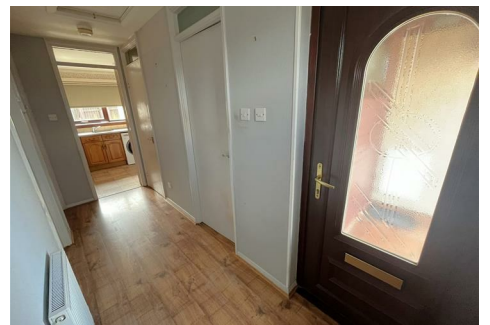
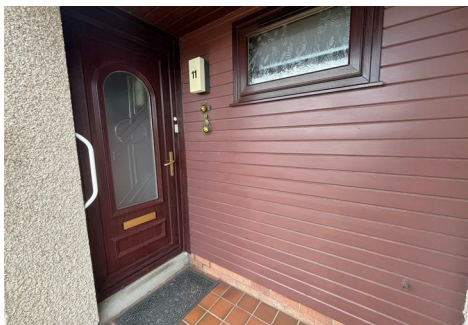




**Harper
Macleod LLP**
Estate Agents & Solicitors



11 Muirfield Crescent, Elgin, IV30 6AD
Offers over £105,000

****£5000 BELOW HOME REPORT VALUATION!****

Mid-terraced bungalow situated in a quiet cul-de-sac in an established residential area of Elgin and within walking distance to local amenities. The accommodation comprises: entrance hallway, lounge, kitchen, bedroom and shower room. The property, which would make an ideal first time buy or downsize, further benefits from double glazing, gas central heating, gardens to the front & 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

13'7" x 4'0" (4.15m x 1.23m)



UPVC & glazed entrance door, window to front, ceiling light fitting, wood effect laminate flooring, spacious walk-in storage cupboard (2.15m x 0.91m) with light & housing the electric consumer units, hatch to the loft space.

LOUNGE

13'11" x 10'4" (4.26m x 3.17m)



Two windows to front, two wall light fittings, wood effect laminate flooring, stone-built fireplace with tile hearth and gas fire, recessed shelving.

BEDROOM

10'10" x 10'3" (3.32m x 3.13m)



Window to rear, ceiling light fitting, wood effect laminate flooring, double built-in wardrobe with hanging rail & shelving, spacious built-in cupboard with shelving & housing the Worcester gas central heating boiler (fitted November 2024).

KITCHEN

12'5" x 7'11" (3.79m x 2.43m)



Window to rear, UPVC & glazed door leads out to rear garden, fitted kitchen in medium wood effect, built-in Belling oven, four ring gas hob, hood, Blomberg washing machine, Blomberg tumble dryer, Hotpoint free standing fridge freezer, ceiling light fitting, tile effect flooring.

SHOWER ROOM

6'10" x 6'9" (2.10m x 2.07m)



Window to front, ceiling light fitting, wood effect vinyl flooring, built-in shower cubicle with mains fed shower, vanity mounted sink, WC, extractor fan, wall mounted chrome heated towel radiator.

OUTSIDE



Steps lead up to a gate to access the front garden which is laid to gravel with a paved pathway leading to front entrance to the property. The rear garden is laid to a mix of paving and gravel, stone-built store, rotary clothes dryer, a gate provides access to Muirfield Crescent.

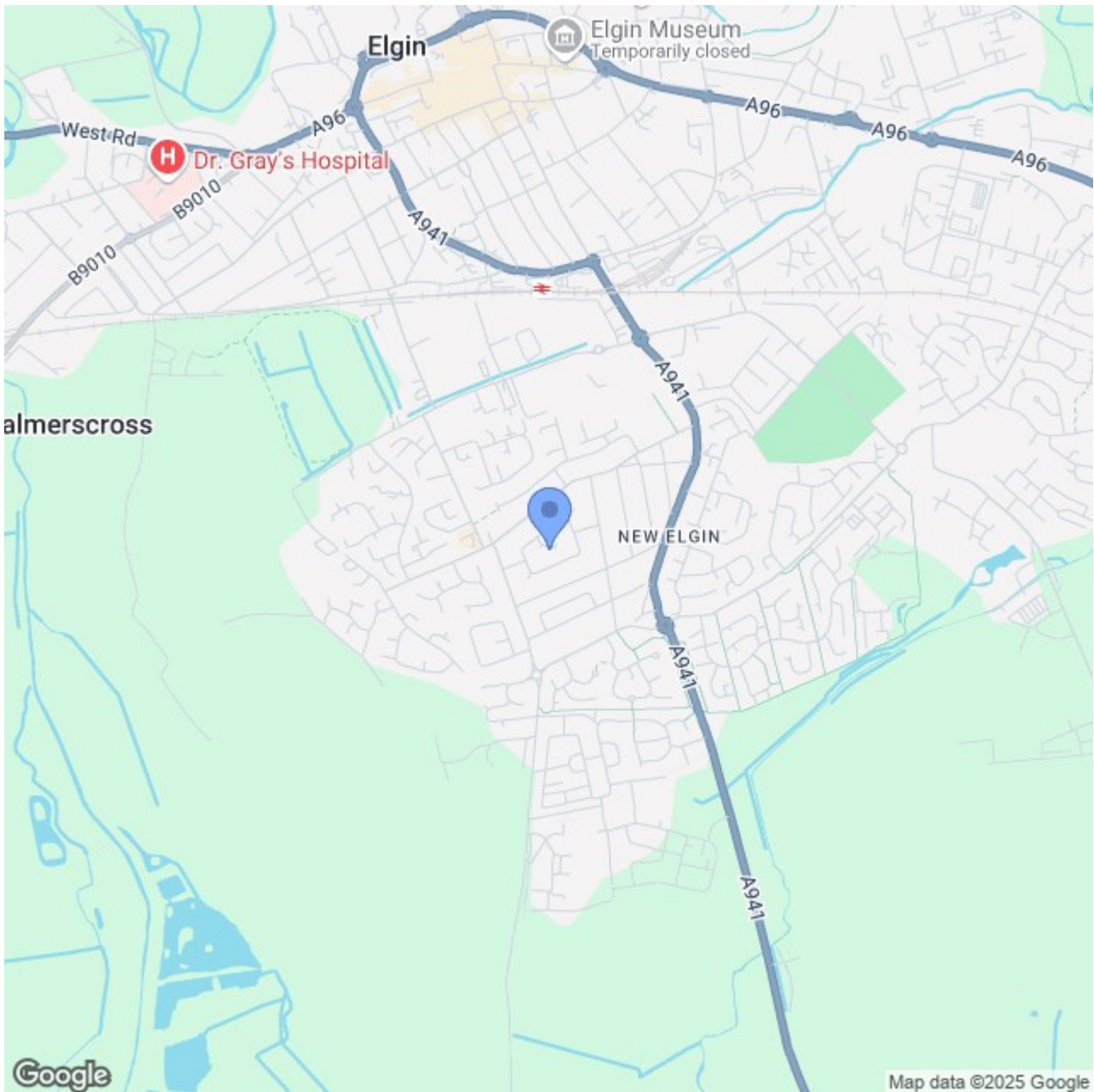
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the builtin oven, hob & hood, washing machine, tumble dryer & fridge freezer in the kitchen and the rotary clothes dryer, stone-built store in the garden.

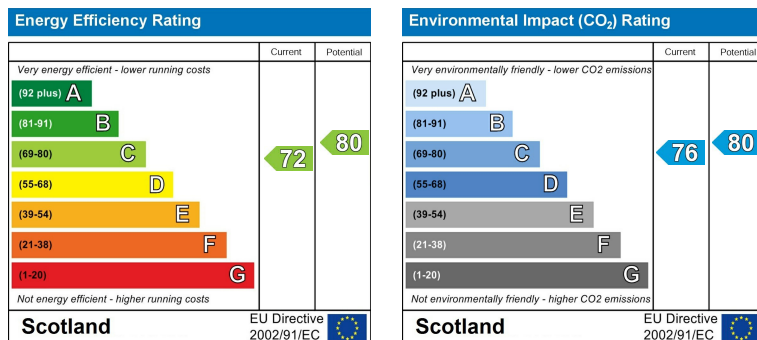
Council Tax Band: A

Viewing Arrangements: Please contact selling agent on 01343 555 150

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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