



**Harper
Macleod LLP**
Estate Agents & Solicitors



2 Pot Still Way, Elgin, IV30 8AF
Offers over £205,000

Deceptively spacious three bedroom mid-terraced house situated in the popular Linkwood Steadings development. The accommodation comprises entrance hallway, open plan lounge/dining kitchen, shower room, three bedrooms and bathroom. The property which is in excellent decorative order throughout further benefits from double glazing, hybrid gas/air source heating, garden & allocated parking.

ENTRANCE HALLWAY

15'5" x 10'4" (4.70m x 3.16m)



Entrance door, window to front, wood effect flooring, ceiling light fitting.

OPEN PLAN LOUNGE/DINING KITCHEN

LOUNGE

14'6" x 10'5" (4.43m x 3.18m)



Window to front, fitted carpet, ceiling light fitting.

DINING KITCHEN

20'9" x 7'7" (6.34m x 2.33m)



Window & French doors to the rear garden, fitted kitchen, built-in electric oven, microwave, 4 ring gas hob & hood, integrated dishwasher, washing machine & fridge freezer, wood effect flooring, inset ceiling spotlights & ceiling light fitting.

SHOWER ROOM

6'3" x 5'8" (1.93m x 1.75m)



Internal room, sink WC & shower cubicle with mains shower, towel radiator, wood effect flooring, inset ceiling spotlights.

STAIRCASE & LANDING



Built-in shelved linen cupboard, fitted carpet, ceiling light fitting.

BEDROOM 2

10'0" x 8'9" (3.05m x 2.69m)



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

BEDROOM 1

10'11" x 9'8" (3.34m x 2.95m)



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

BEDROOM 3

9'7" x 7'3" (2.94m x 2.22m)



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

BATHROOM

6'7" x 6'2" (2.01m x 1.90m)



Velux window to front, vanity mounted sink & WC, bath with mains shower over, tile effect flooring, inset ceiling spotlights.

OUTSIDE

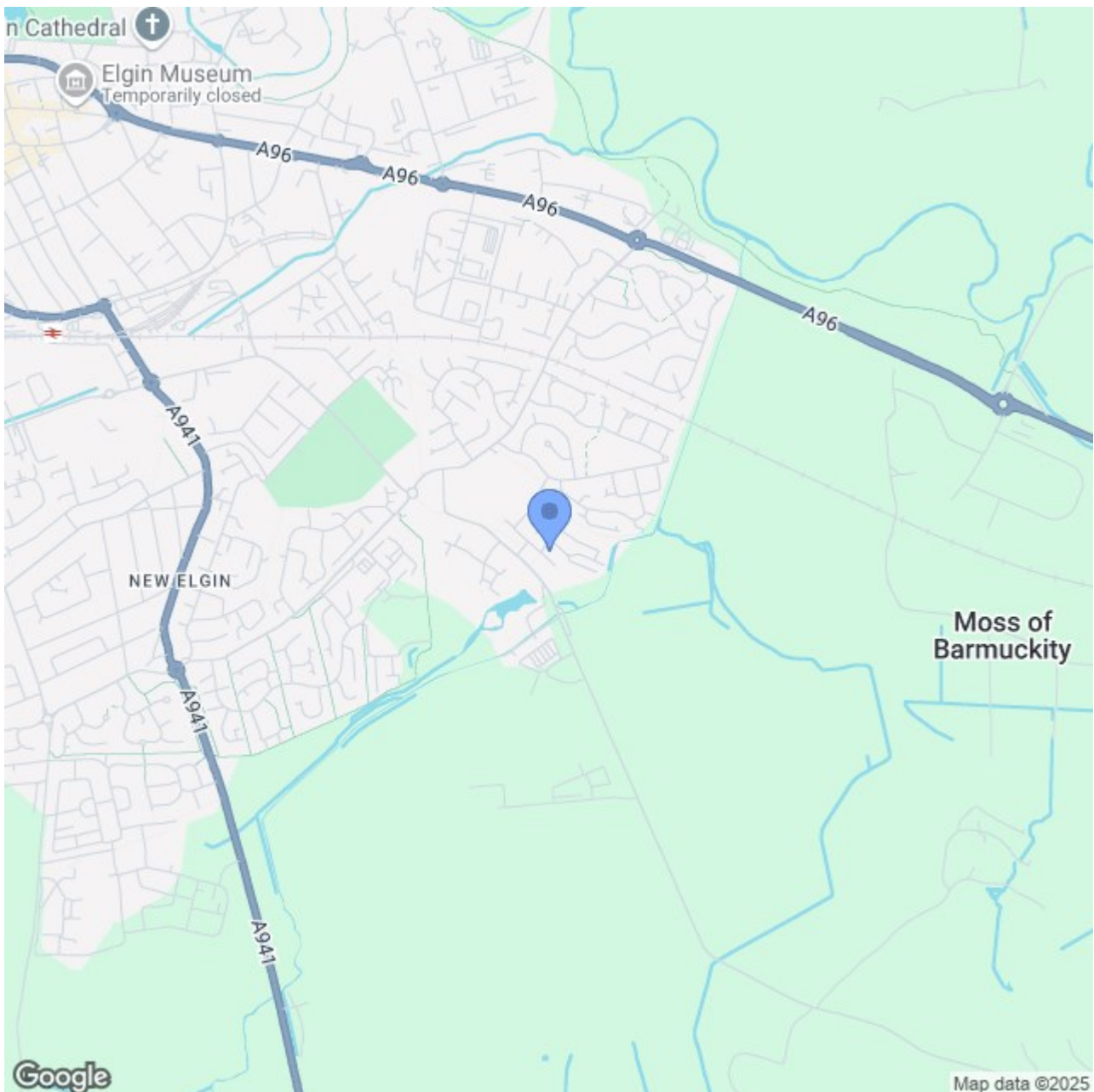


The property has two parking spaces to the front. The rear garden is fully enclosed with an area of lawn, patio area, wooden shed, rotary clothes dryer.

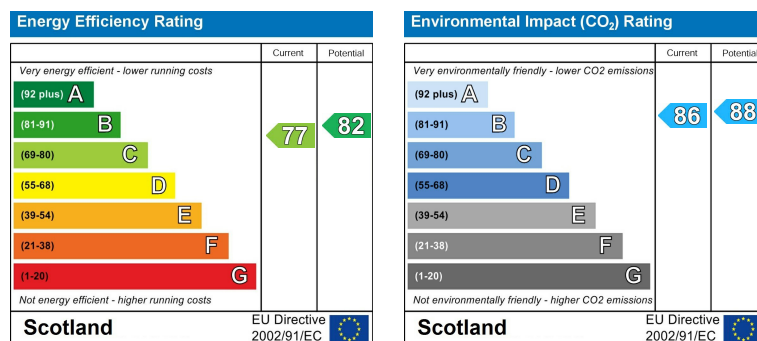
NOTES

Included in the asking price are all carpets & fitted floor coverings, all light fittings, all bathroom fittings & shower room fittings, the oven, microwave, gas hob, hood & integrated washing machine, dishwasher & fridge freezer in the kitchen & the wooden shed & rotary clothes dryer in the garden.

Area Map



Energy Efficiency Graph



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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>