

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

\*\*\*\*CLOSING DATE FOR OFFERS - THURSDAY 17TH JULY 2025 - 12NOON\*\*\*\* 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

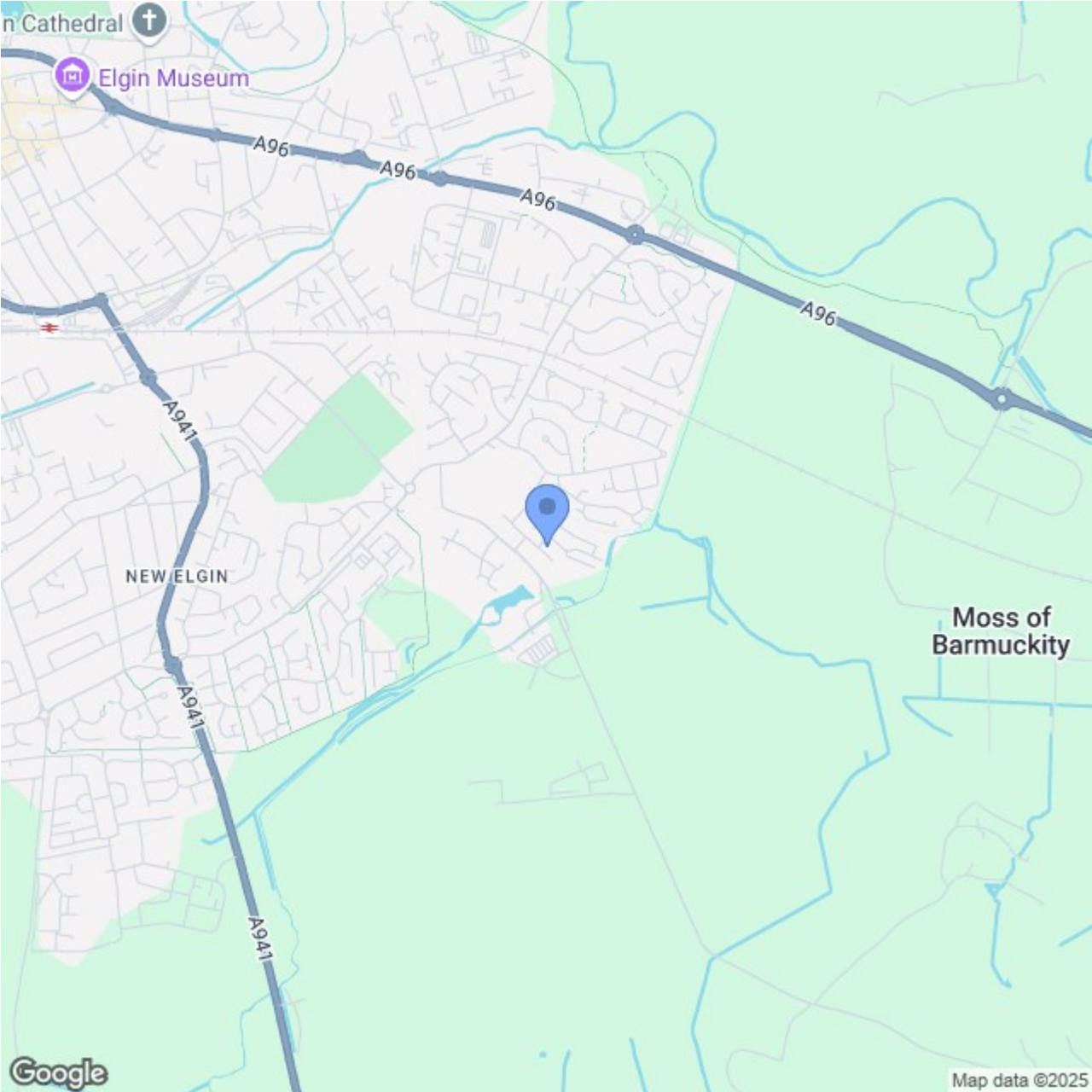


The property has two parking spaces to the front. The rear garden is fully enclosed with an area of lawn, patio area, wooden shed, rotary clothes dryer.

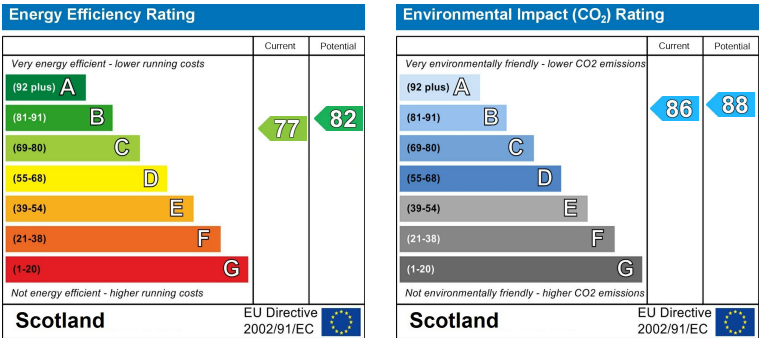
## NOTES

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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