



45 Lesmurdie Road, Elgin, IV30 4HP
Offers over £135,000

Mid Terraced two bedroom house renovated to give a modern open plan lounge/dining kitchen on the ground floor, with two double bedrooms & a bathroom on the first floor. The property which is in excellent order further benefits from double glazing, gas central heating, garden & off-street parking.

ENTRANCE HALL

Entrance door, built-in storage cupboard, wood effect flooring, ceiling light fitting.

OPEN PLAN LOUNGE/ DINING KITCHEN



LOUNGE

19'1" x 11'5" (5.82m x 3.50m)



Double aspect to front & rear, wood effect flooring, two ceiling light fittings.

DINING KITCHEN

12'11" x 6'4" (3.96m x 1.94)



Fitted kitchen, built-in electric oven, 4 ring gas hob & hood, space for American style fridge freezer, plumbing and space for dishwasher, integrated washing machine, wood effect flooring, inset ceiling spotlights.

STAIRCASE & LANDING

Fitted carpet, ceiling light fitting, hatch to the loft space.

BATHROOM

6'1" x 5'5" (1.87m x 1.66m)



Window to rear, vanity mounted sink & WC, bath with mains shower, chrome towel radiator, tile effect flooring, inset ceiling spotlights.

BEDROOM 1

11'7" x 9'7" (3.55m x 2.94m)



Window to rear, triple built-in wardrobes, fitted carpet, inset ceiling spotlights.

BEDROOM 2

15'0" x 6'7" (4.59m x 2.02)



Window to front, shelved storage cupboard, fitted carpet, ceiling light fitting.

OUTSIDE

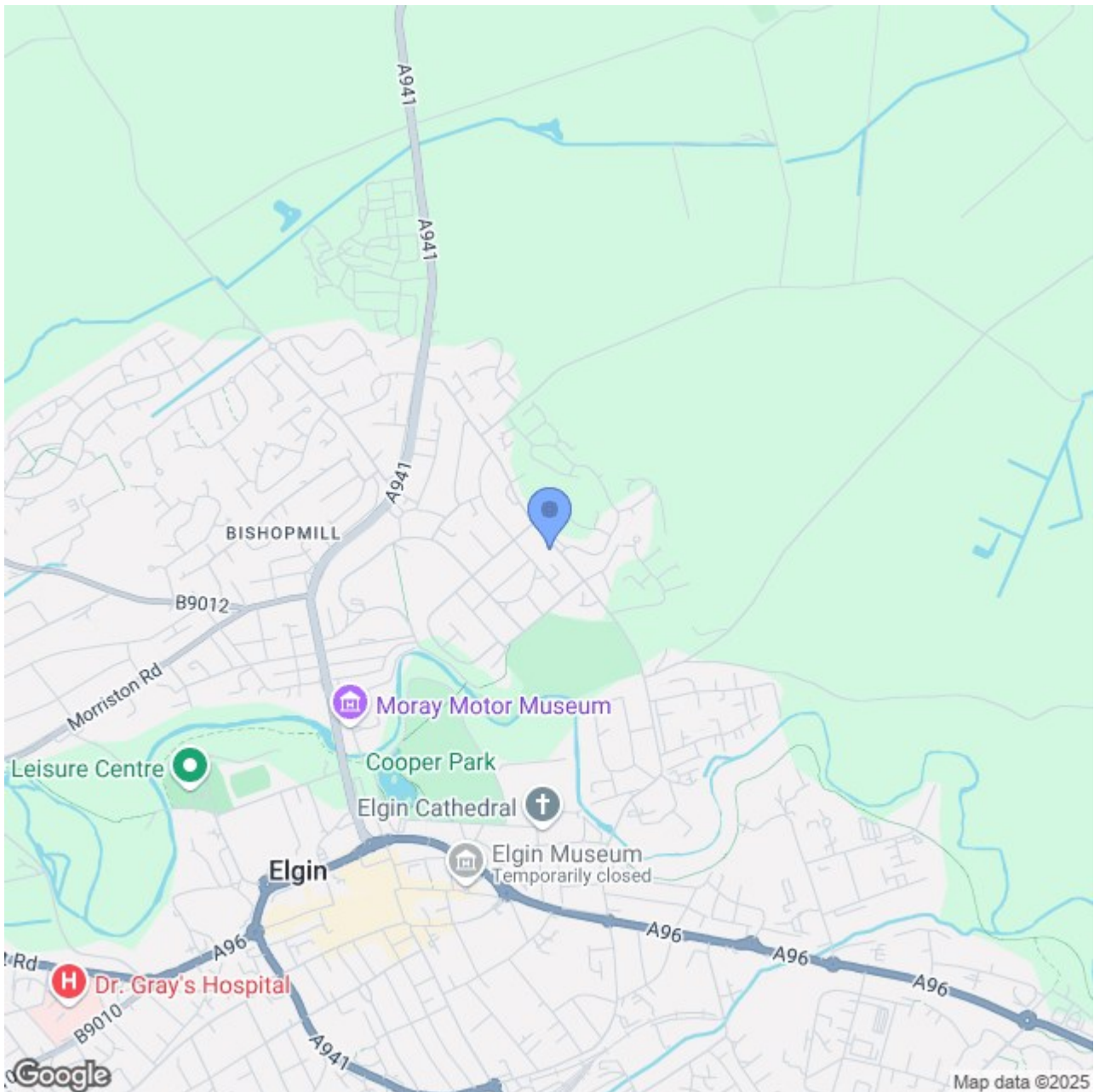


The garden to the front has been laid with low maintenance gravel & a tarmac area provides off-street parking. The rear garden has been paved & a summer house is positioned to the back of the garden.

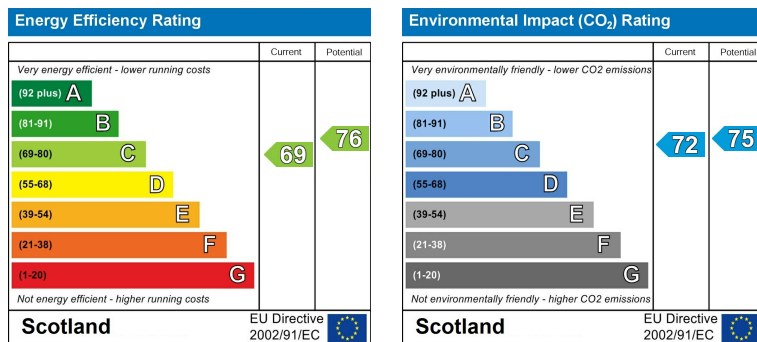
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the oven hob & hood, integrated washing machine in the kitchen, the wood summer house in the garden.

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.

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>