

107 Muirfield Road, Elgin, IV30 6DD
Offers over £130,000

Modern mid-terraced two bedroom house situated in a popular residential area of Elgin and an ideal first time buy. The accommodation comprises entrance hall, lounge, dining kitchen, two double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, garden and off-street parking.

ENTRANCE HALLWAY

Wooden and glazed entrance door; cupboard housing the electric consumer units; fitted carpet; ceiling light fitting.

LOUNGE

13'11" x 13'0" (4.26m x 3.97m)



Window to front; recessed gas fire; fitted carpet; ceiling light fitting.

DINING KITCHEN

16'4" x 7'5" (4.98m x 2.27m)



Window to rear; fitted kitchen; built-in electric oven, gas hob and hood; plumbing and space for washing machine; space for under counter fridge; two built in storage cupboards; tile effect flooring; inset ceiling spotlights.

STAIRCASE AND LANDING

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

BEDROOM 1

12'11" x 9'10" (3.96m x 3.02m)



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

BEDROOM 2

9'5" x 9'3" (2.89m x 2.84m)



Window to rear; triple built-in wardrobes; fitted carpet; ceiling light fitting.

BATHROOM

6'6" x 5'8" (2m x 1.74m)



Window to rear; sink; WC and bath with mains shower over; vinyl flooring; ceiling light fitting.

OUTSIDE

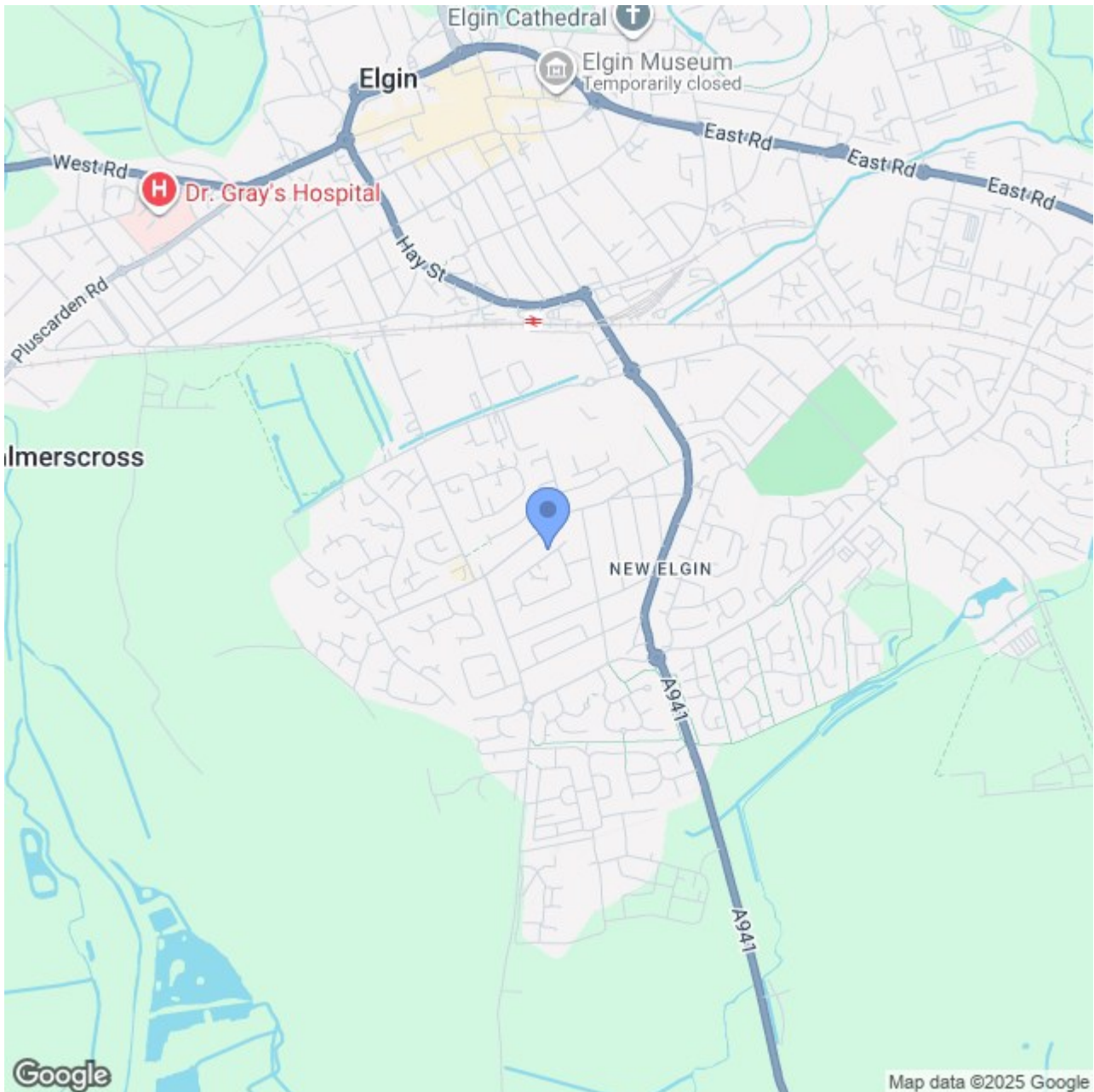


The garden to the front has been paved to provide off-street parking. The rear garden is all low maintenance gravel with a patio area; brick built shed.

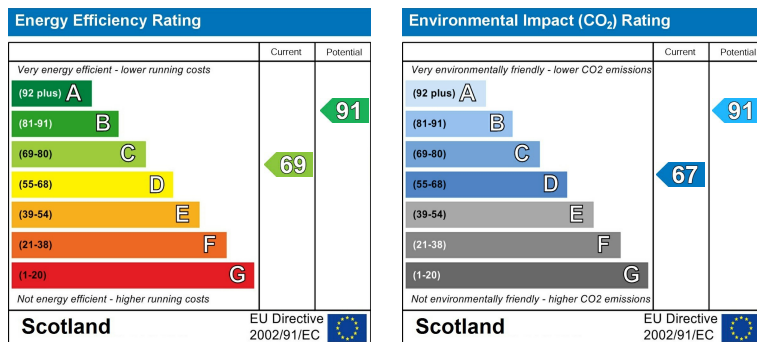
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings and the oven, hob and hood in the kitchen.

Area Map



Energy Efficiency Graph



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