



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **2 The Courtyard, Troves , Elgin, IV30 8RD**

**Offers over £165,000**

Semi-detached two bedroom bungalow situated in the semi-rural area of Troves which is a five minute drive from Elgin. The accommodation comprises entrance hallway, spacious lounge, dining kitchen, two double bedrooms and a bathroom. The property which is in excellent order throughout further benefits from double glazing, electric heating, garage, garden and off-street parking.

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#### ENTRANCE HALLWAY



uPVC and glazed entrance door; built-in storage cupboard; fitted carpet; ceiling light fitting; hatch to the loft space.

#### LOUNGE

18'10" x 14'2" (5.76m x 4.34m)



Two windows to side; feature fireplace with electric fire; fitted carpet; ceiling light fitting.

#### DINING KITCHEN

15'2" x 11'3" (4.63m x 3.45m)



Double aspect to side and rear; fitted kitchen in white; slot-in electric oven; extractor hood; plumbed in washing machine and slimline dishwasher; under counter fridge; vinyl flooring; ceiling light fitting.

#### BEDROOM 1

13'6" x 9'9" (4.13m x 2.98m)



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

## BEDROOM 2

10'7" x 9'1" (3.25m x 2.78m)



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

## BATHROOM

10'5" x 5'1" (3.19m x 1.57m)



Window to rear; sink; WC; bath with tap/shower attachment; wall mounted cabinet; vinyl flooring; ceiling light fitting.

## GARAGE

Up and over door; power and light.

## OUTSIDE



The garden to the side of the property has a paved patio area and a raised area of low maintenance gravel with a selection of mature shrubs and trees. A courtyard to the front of the property allows for off-street parking.

## NOTES

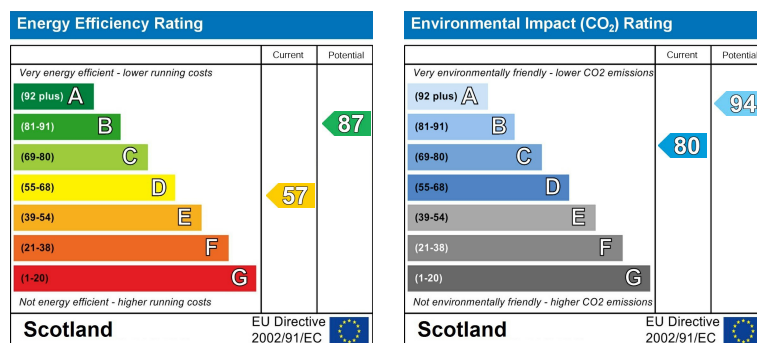
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the slot in electric oven, hood, washing machine; slimline dishwasher and under counter fridge in the kitchen and the fire surround and electric fire in the lounge.



## Area Map



## Energy Efficiency Graph



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