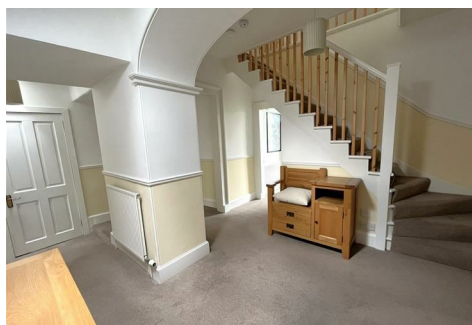




**Harper
Macleod LLP**
Estate Agents & Solicitors



9A Queen Street, Elgin, IV30 1RR
Offers over £160,000

Immaculately presented four-bedroom maisonette, conveniently located within walking distance to Elgin Town Centre, Cooper Park, Elgin Railway Station and local primary schools. The deceptively spacious accommodation comprises: private entrance staircase, hallway, lounge, dining kitchen, utility room, four bedrooms and bathroom. The property further benefits from double glazing (with the exception of the skylights), gas central heating and on-street parking.

ENTRANCE STAIRCASE

Private wooden entrance door; windows to side and rear; staircase to accommodation.

HALLWAY



Two roof windows; two ceiling light fittings; built-in under-stair storage cupboard; fitted carpet; staircase to top floor.

LOUNGE

15'8" x 13'5" (4.79m x 4.10m)



Windows to front and side; ceiling light fitting; fitted carpet; recessed wood burning stove; recess with shelving and storage cupboard below.

DINING KITCHEN

12'9" x 12'0" (3.90m x 3.68m)



Windows to side and rear; modern fitted kitchen in light wood effect; built-in Samsung electric oven & grill (grill not in working order); induction hob; hood; Samsung free-standing fridge freezer; space for dining table and chairs; ceiling light fitting; tile effect flooring.

UTILITY ROOM

9'4" x 4'6" (2.86m x 1.38m)



Window to side; worktop and base units to match the kitchen; stainless steel sink & drainer; wall mounted Vaillant gas central heating boiler; plumbed in Samsung washing machine; clothes pulley; ceiling light fitting; hatch to loft space; wood effect flooring.

BEDROOM 1

15'11" x 12'10" (4.86m x 3.93m)



Window to front; ceiling light fitting; fitted carpet; free-standing wardrobes; recess with shelving and cupboard below housing the electric consumer units.

BEDROOM 2

10'11" x 8'2" (3.33m x 2.51m)



Window to front; ceiling light fitting; fitted carpet.

BATHROOM

9'1" x 6'0" (2.77m x 1.83m)



Window to side; WC; vanity mounted sink; bath with mains fed shower over; chrome towel radiator; inset ceiling spotlights; hatch to loft space; vinyl flooring.

STAIRCASE & LANDING

11'6" x 11'1" (3.53m x 3.40m)



Roof window; Hatch to the loft space; ceiling light fitting; fitted carpet.

BEDROOM 3

15'1" x 11'1" (4.61m x 3.40m)



Window to rear; inset ceiling spotlight; fitted carpet.

BEDROOM 4

11'1" x 10'1" (3.40m x 3.08m)



Window to rear; inset ceiling spotlight; fitted carpet.

OUTSIDE

A shared paved pathway to the side leads to the private entrance; bin storage area. On-street parking is available.

NOTES

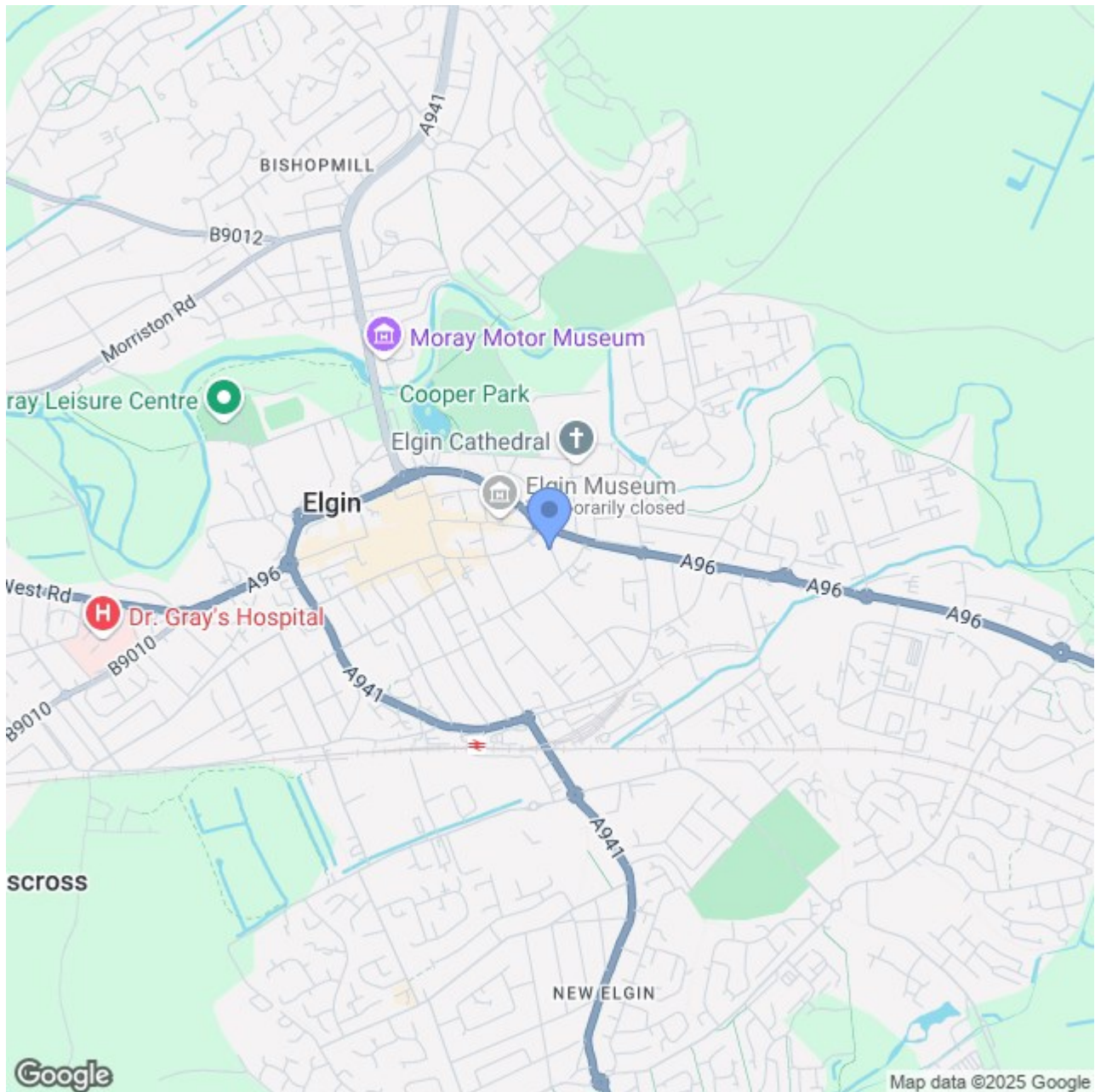
Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all curtains, the Samsung electric oven, induction hob, hood and free standing Samsung fridge freezer in the kitchen.

Items of furniture may be included in the sale if desired.

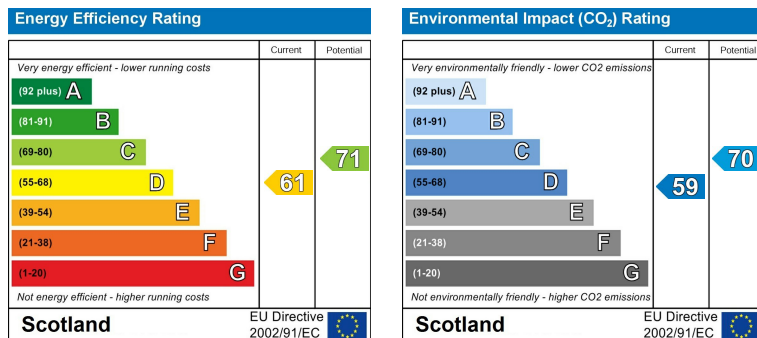
Note: The ground floor flat (no 9) has a right of access over the footpath.

Viewings: Contact selling agent on 01343 555150.

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.

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