



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**35 Mayne Road, Elgin, IV30 1NZ**  
**Offers over £175,000**

Traditional semi-detached house situated in the sought after West End of Elgin, close to West End Primary School and within walking distance of the town centre. The accommodation comprises entrance hallway, lounge, dining kitchen, rear vestibule, two double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating and gardens front and rear.



#### ENTRANCE HALLWAY



Wooden and glazed door; under stair storage cupboard; wood effect flooring; ceiling light fitting.

#### LOUNGE

12'5" x 12'0" (3.79m x 3.66m)



Window to front; fireplace with electric fire; wood effect flooring; ceiling light fitting.

#### DINING KITCHEN

19'5" x 10'0" (5.92m x 3.05m)

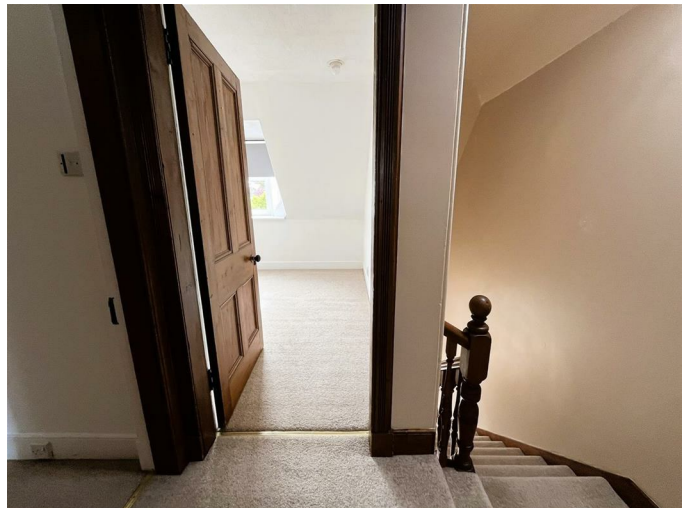


Two windows to rear; fitted kitchen in cream; slot in electric cooker and hood; recess suitable for fridge freezer; ample space for dining table and chairs; wood effect flooring; two ceiling light fittings.

#### REAR VESTIBULE

Window to side; fixed work top; plumbing for washing machine; and space for tumble dryer; wall mounted gas boiler; quarry tile flooring; ceiling light fitting.

#### STAIRCASE AND LANDING



Fitted carpet; ceiling light fitting.

### BEDROOM 1

15'8" x 11'0" (4.78m x 3.37m)



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

### BEDROOM 2

10'5" x 10'4" (3.20m x 3.17m)



Window to rear; fitted carpet; two wall light fittings.

### BATHROOM

8'9" x 6'8" (2.68m x 2.05m)



Velux window to rear; sink; WC and bath with electric shower over; vinyl flooring; ceiling light fitting.

### OUTSIDE



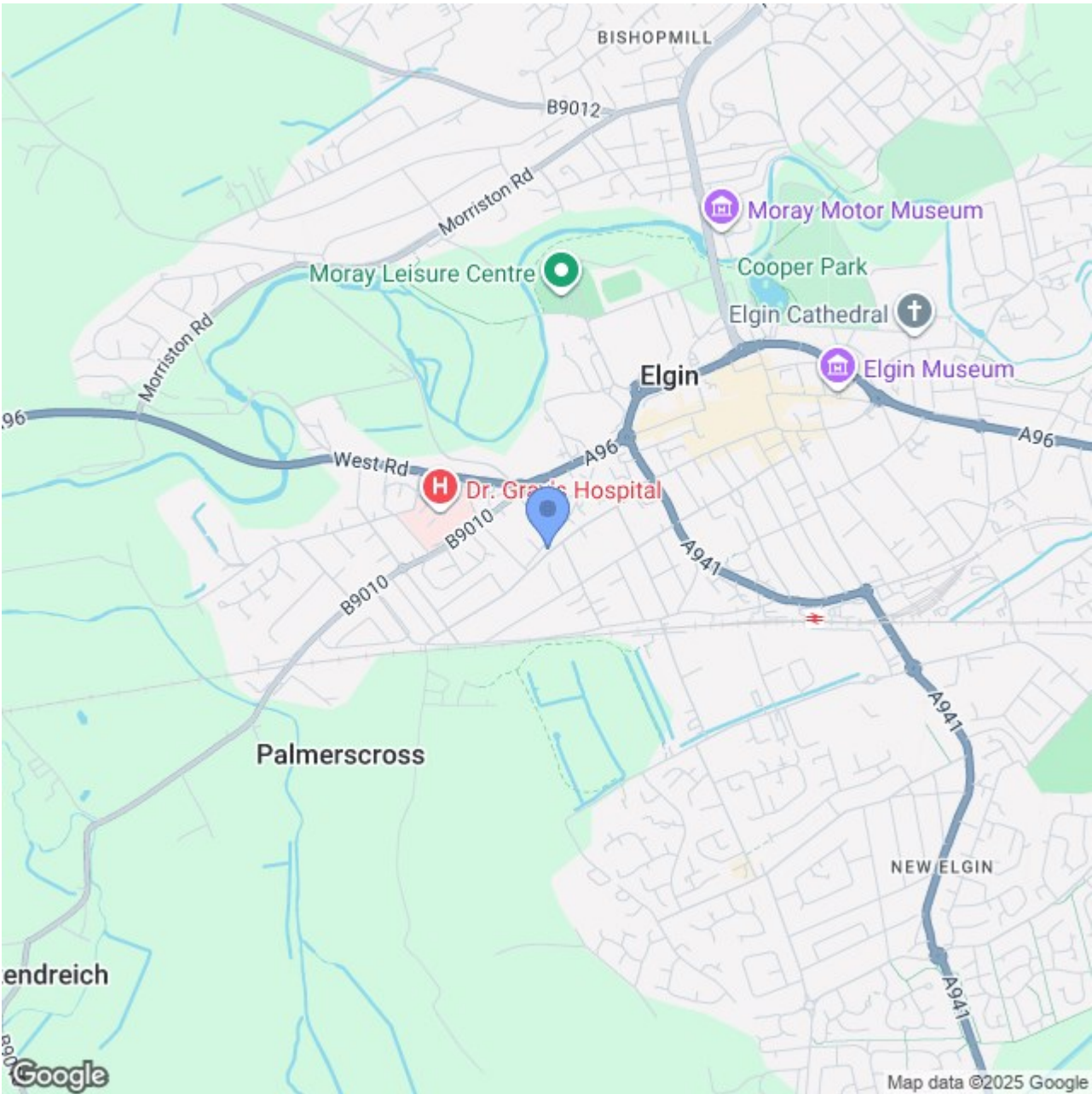
The garden to the front has a paved patio area with planted borders. The rear courtyard style garden is fully paved with an area of decking; wooden garden shed and a gate leads onto Hawthorn Road.

### NOTES

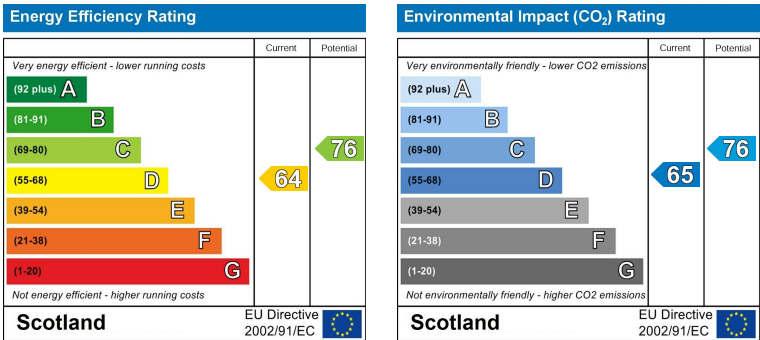
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the slot in electric oven and hood in the kitchen and the wooden shed in the garden.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.