



**Harper
Macleod LLP**
Estate Agents & Solicitors



15 Findlay Road, Mosstodloch, IV32 7JR
Offers over £115,000

Two bedroom mid-terraced house situated in a quiet cul-de-sac location in Mosstodloch and an ideal first time buy or investment opportunity. The accommodation comprises: entrance hallway, lounge, kitchen, two double bedrooms, guest WC and shower room. The property further benefits from double glazing, solar panels, electric heating, gardens to the front and rear and ample residents parking.

ENTRANCE HALLWAY



UPVC & glazed entrance door; two ceiling light fittings; wood effect flooring; under-stair storage space; built-in storage cupboard; staircase to the first floor; UPVC & glazed door to rear garden.

LOUNGE

13'6" x 10'9" (4.12m x 3.30m)



Window to front; ceiling light fitting; wood effect flooring.

KITCHEN

13'6" x 10'9"pm (4.12m x 3.30pm)



Window to rear; ceiling light fitting; wood effect flooring; fitted kitchen with built-in electric oven & grill; four ring electric hob; hood; Kenwood dishwasher; plumbing and space for washing machine; built-in storage cupboard with shelving; space for dining table and chairs.

GUEST WC

4'2" x 2'7" (1.29m x 0.81m)



Internal room; wall light fitting; fixed shelving; WC; wood effect flooring.

STAIRCASE & LANDING

Ceiling light fitting; hatch to the loft space which houses the hot water tank; fitted carpet.

SHOWER ROOM

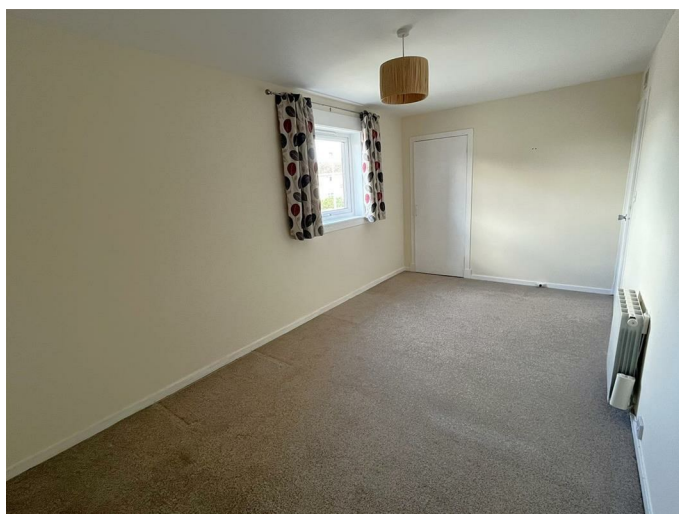
6'3" x 5'5" (1.91m x 1.66m)



Window to rear; ceiling light fitting; wood effect vinyl flooring; vanity mounted WC and sink; spacious walk-in shower enclosure with mains fed shower; wall mounted chrome heated towel radiator; extractor fan.

BEDROOM 1

16'4" x 8'9" (5.00m x 2.68m)



Window to front; ceiling light fitting; built-in wardrobe with hanging rail and shelving; fitted carpet.

BEDROOM 2

13'0" x 12'4" (3.98m x 3.77m)



Window to rear; ceiling light fitting; double built-in mirrored wardrobes with hanging rails and storage shelves & drawers; fitted carpet.

OUTSIDE



There is resident parking available to the front of the property. The front garden is laid to lawn with planted borders and a paved pathway leading to the property. The fully enclosed rear garden is also laid to lawn with a paved pathway leading to a gate providing access to woodland walks; wooden shed; stone-built store.

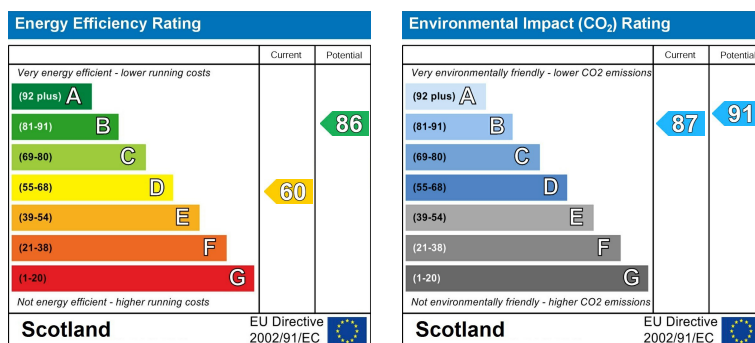
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all curtains (with the exception of the lounge) and blinds, all bathroom and guest WC fittings, the built-in oven & grill and dishwasher in the kitchen and the stone-built store and 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 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>