



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**60 West Covesea Road, Elgin, IV30 5QF**

**Fixed price £205,000**

Modern three bedroom semi-detached house situated in the popular 'Hamilton Gardens' development in Elgin.

The accommodation comprises: entrance hallway, guest WC, lounge, dining kitchen, three bedrooms and bathroom. The property further benefits from double glazing, gas central heating, garden and off-street parking for two cars.

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### ENTRANCE HALLWAY



Composite door with spyhole; ceiling light fitting; fitted carpet; built-in storage cupboard housing the electric consumer units; door to guest WC; door to lounge.

### GUEST WC

6'0" x 4'11" (1.85m x 1.52m)



Window to front; ceiling light fitting; vinyl flooring; WC; wall mounted sink; fixed mirror; space for tumble dryer; extractor fan.

### LOUNGE

13'8" x 13'3" (4.18m x 4.05m)



Window to front; ceiling light fitting; fitted carpet;; staircase to first floor; door to dining kitchen.

### DINING KITCHEN

16'9" x 10'2" (5.12m x 3.10m)



French doors to rear; window to rear; modern fitted kitchen; built-in oven; four ring gas hob; hood; space and plumbing for washing machine; space for American style fridge freezer; unit concealing gas central heating boiler; space for dining table and chairs; spacious built-in under-stair storage cupboard with shelving; two ceiling light fittings; vinyl flooring.

### STAIRCASE & LANDING

Sensor lighting and ceiling light fitting; fitted carpet.

**BATHROOM**

7'4" x 6'10" (2.24m x 2.10m)



Window to rear; ceiling light fitting; vinyl flooring; bath; WC; pedestal sink; extractor fan.

**BEDROOM 1**

12'11" x 8'8" (3.96m x 2.65m)



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

**BEDROOM 2**

10'11" x 9'1" (3.33m x 2.78m)



Window to rear; ceiling light fitting; fitted carpet.

**BEDROOM 3**

9'2" x 7'10" (2.81m x 2.40m)



Window to front; ceiling light fitting; hatch to loft space; recessed storage space with hanging rail and shelving.

## OUTSIDE



The front of the property is laid to a mix of gravel and block paving providing off-street parking for two cars. A paved pathway leads to the property entrance and round the side to a gate providing access to the rear garden. The fully enclosed rear garden is on two levels and laid to a mix of paving, gravel and artificial grass; rotary clothes dryer; small wooden shed; pergola; rotary clothes dryer.

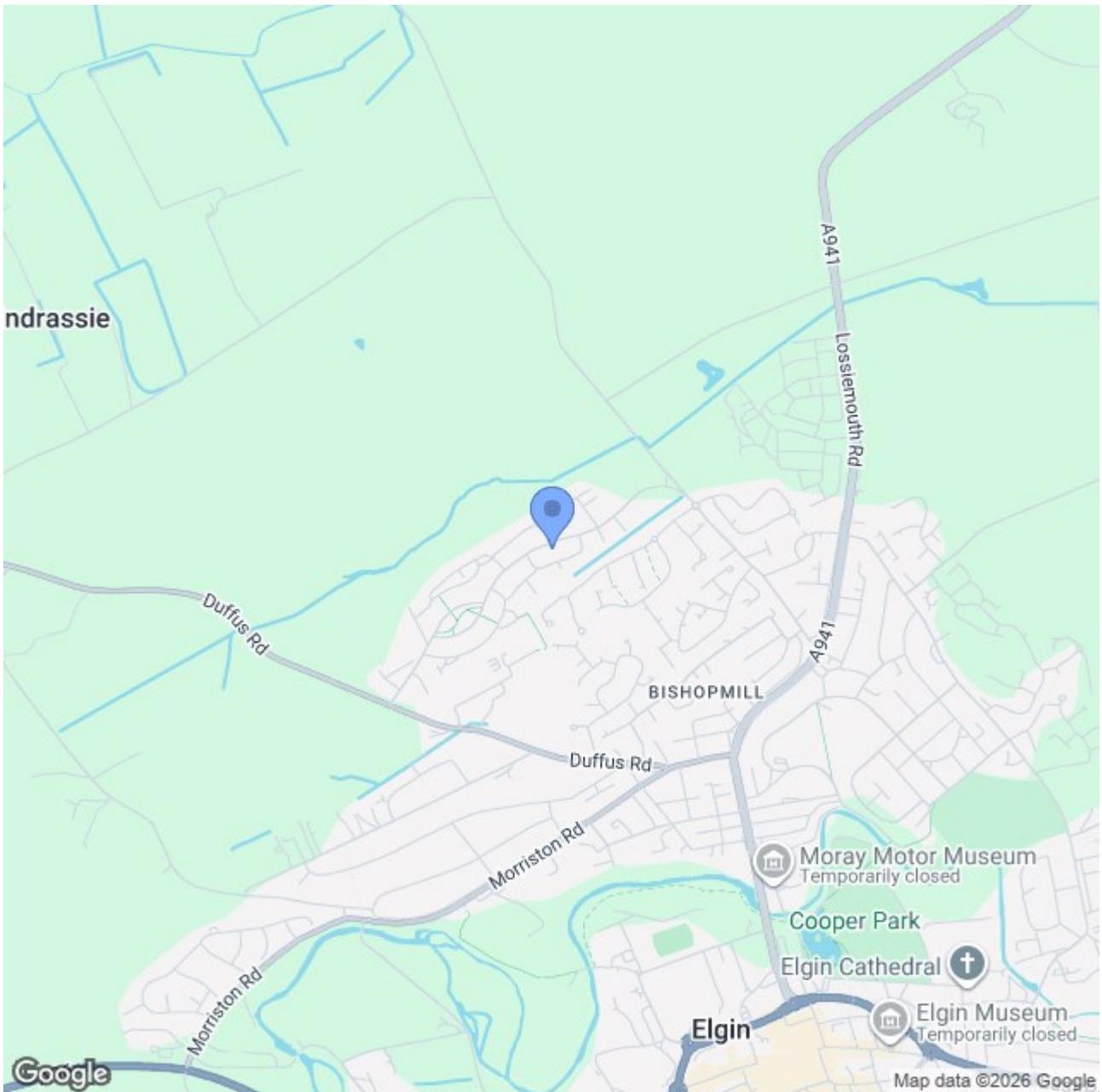


## NOTES

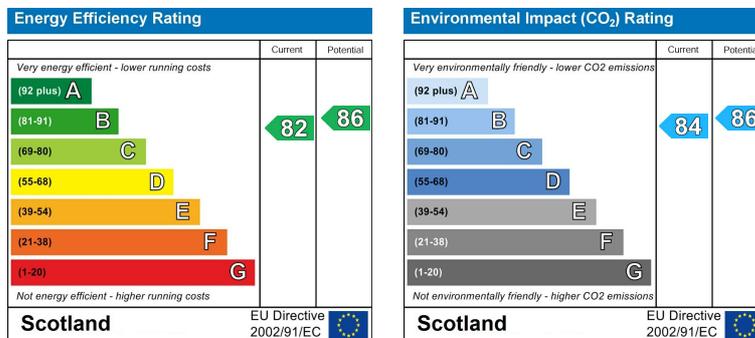
Included in the asking price will be all carpets and fitted floor coverings, all light fittings and shades, all bathroom and guest WC fittings, the oven, hob and hood in the kitchen and the wooden shed, pergola and rotary clothes dryer in the garden.

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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