



**Harper
Macleod LLP**
Estate Agents & Solicitors



23 Kyd Drive, Elgin, IV30 4GN
Offers over £170,000

Semi-detached two bedroom house situated in a popular residential area of Elgin and an ideal first time buy. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, guest WC, two double bedrooms and a shower room. The property further benefits from double glazing, gas central heating, gardens front and rear and a good size driveway provides off-street parking.

ENTRANCE VESTIBULE

4'7" x 2'7" (1.41m x 0.80m)

uPVC and glazed entrance door; wood effect flooring; ceiling light fitting.

HALLWAY



Two built-in storage cupboards; wood effect flooring; ceiling light fitting.

LOUNGE

13'10" x 11'11" (4.24m x 3.64m)



Window to front; marble effect fireplace with electric fire; fitted carpet; ceiling light fitting.

DINING KITCHEN

12'1" x 9'3" (3.69m x 2.84m)



Window to rear; fitted kitchen in light wood effect; built-in single electric oven; four ring gas hob and hood; integrated slimline dishwasher; plumbing and space for washing machine; spacious storage cupboard; ceramic tile flooring; ceiling light fitting.

GUEST WC

5'3" x 5'3" (1.62m x 1.62m)



Window to rear; vanity mounted sink and WC; ceramic tile flooring; ceiling light fitting.

STAIRCASE AND LANDING



Window to side; spacious built-in cupboard housing the gas central heating boiler; fitted carpet; ceiling light fitting.

BEDROOM 1

11'10" x 9'3" (3.62m x 2.83)



Window to rear; two built-in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 2

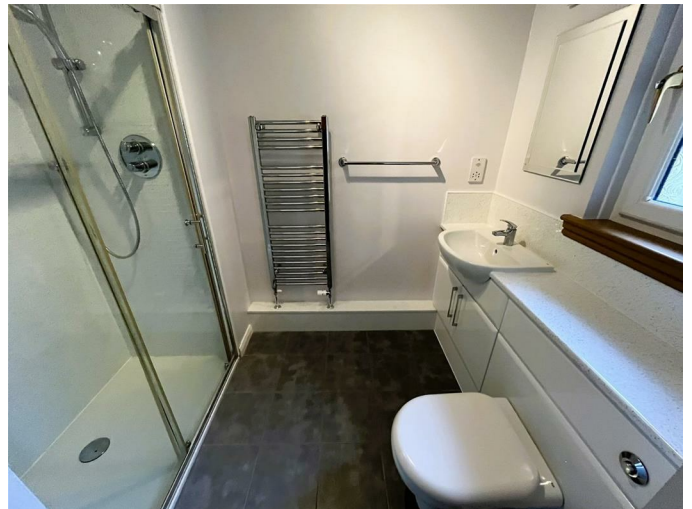
10'2" x 9'7" (3.12m x 2.93m)



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

SHOWER ROOM

8'3" x 7'5" (2.52m x 2.28m)



Window to front; vanity mounted sink and WC; recessed shower enclosure with mains shower; vinyl flooring; ceiling light fitting.



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OUTSIDE

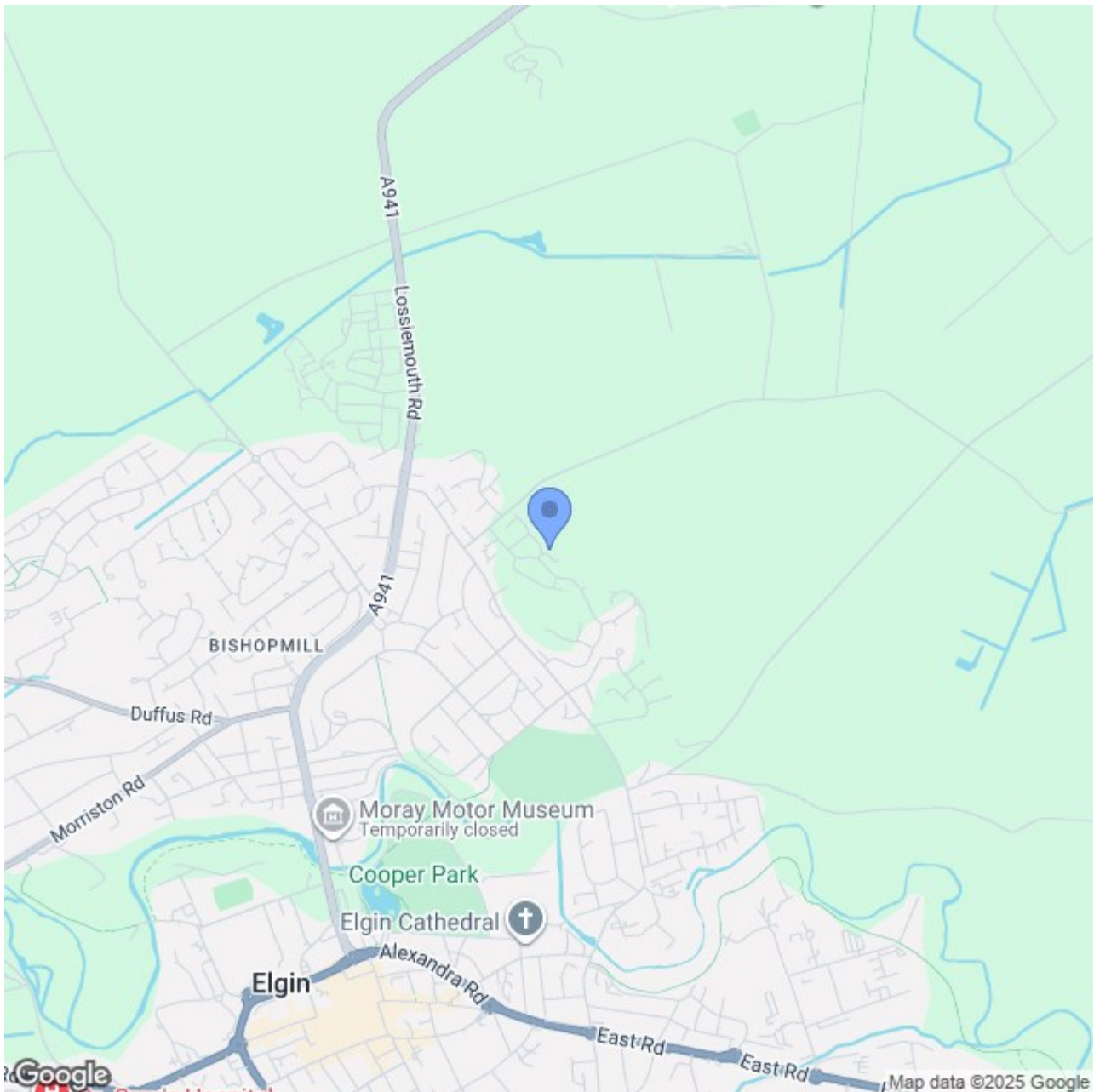


The garden to the front has a fully enclosed area of lawn. A driveway provides off street parking for two cars. The rear garden has an area of lawn and decking; wooden garden shed and rotary clothes dryer.

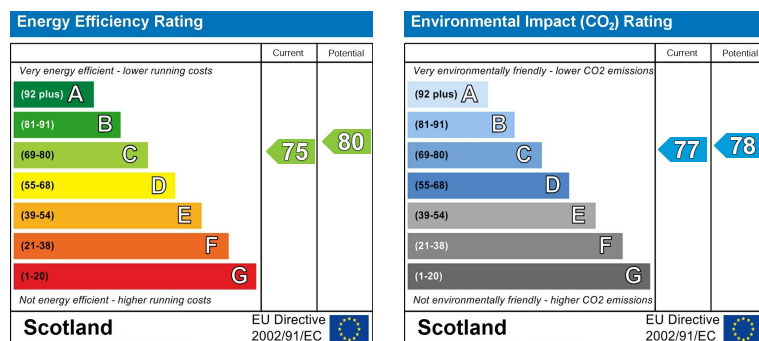
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom and guest WC fittings; the oven, hob, hood and integrated dishwasher in the kitchen and the rotary clothes dryer and wooden garden shed in the garden.

Area Map



Energy Efficiency Graph



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