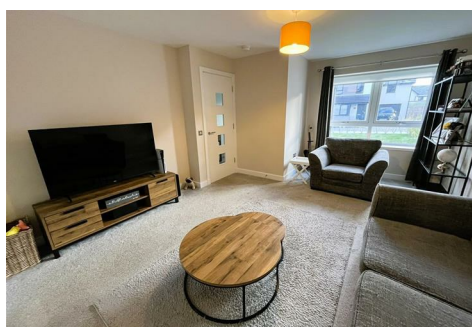




**Harper
Macleod LLP**
Estate Agents & Solicitors



5 Corgarff Road, Elgin, IV30 8BH
Offers over £228,000

Semi-Detached three bedroom house situated in the popular Springfield's Elgin South development. The accommodation comprises entrance hallway, lounge, dining kitchen, guest WC, three bedrooms (one en-suite) and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, gardens front and rear and off-street parking.

ENTRANCE HALLWAY



Entrance door; wood effect flooring; ceiling light fitting.

LOUNGE

16'7" x 12'11" (5.08m x 3.95m)



Window to front; fitted carpet; ceiling light fitting.

DINING KITCHEN

16'8" x 9'6" (5.09m x 2.92m)



Window to rear; fitted kitchen in contemporary grey gloss; double electric oven; four ring gas hob and hood; integrated dishwasher and fridge freezer; plumbing and space for washing machine; concealed wall mounted gas central heating boiler; spacious under-stair cupboard; wood effect flooring; inset ceiling spotlights; ceiling light fitting.

GUEST WC

6'9" x 3'4" (2.06m x 1.04m)



Window to front; sink & WC; wood effect flooring; inset ceiling spotlight.

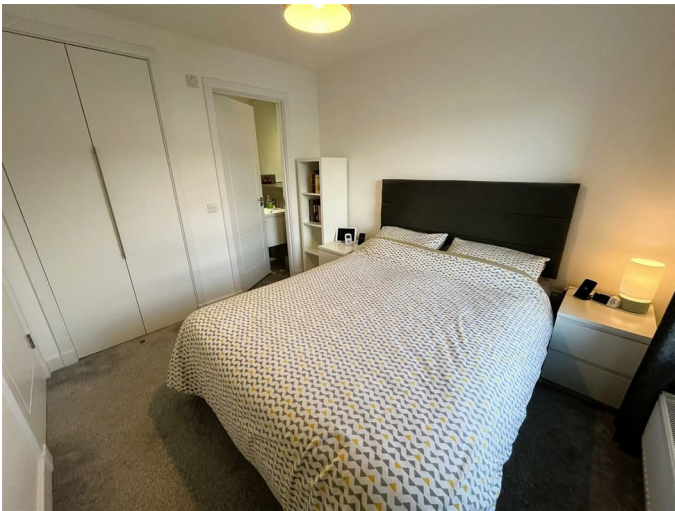
STAIRCASE AND LANDING



Window to side; built-in storage cupboard; fitted carpet; ceiling light fitting.

BEDROOM 1

10'4" x 9'1" (3.16m x 2.79m)



Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM

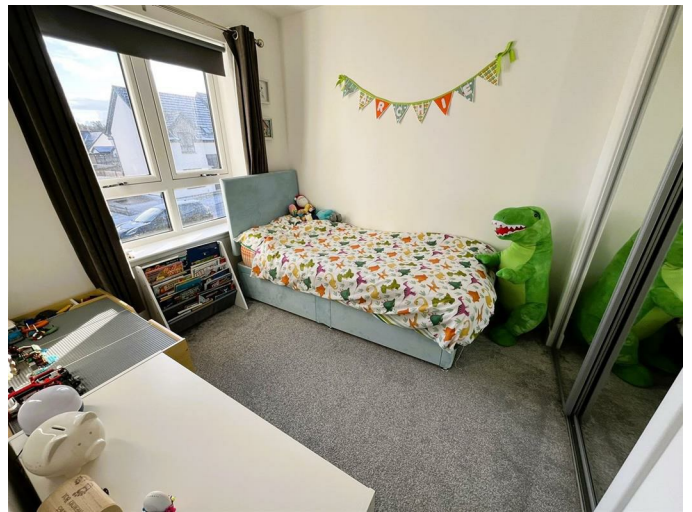
7'7" x 4'11" (2.32m x 1.51m)



Internal room; vanity mounted sink; WC and shower enclosure with mains shower; wood effect flooring; inset ceiling spotlight.

BEDROOM 2

8'1" x 8'1" (2.48m x 2.47m)



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

BEDROOM 3

8'11" x 8'1" (2.74m x 2.48m)



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

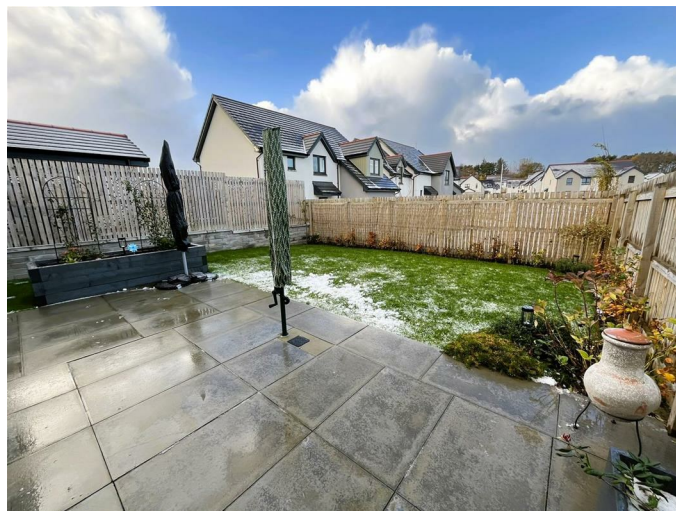
BATHROOM

8'11" x 8'1" (2.74m x 2.48m)



Window to rear; vanity mounted sink; WC and bath with mains shower over; wall mounted towel radiator; wood effect flooring; inset ceiling spotlights.

OUTSIDE

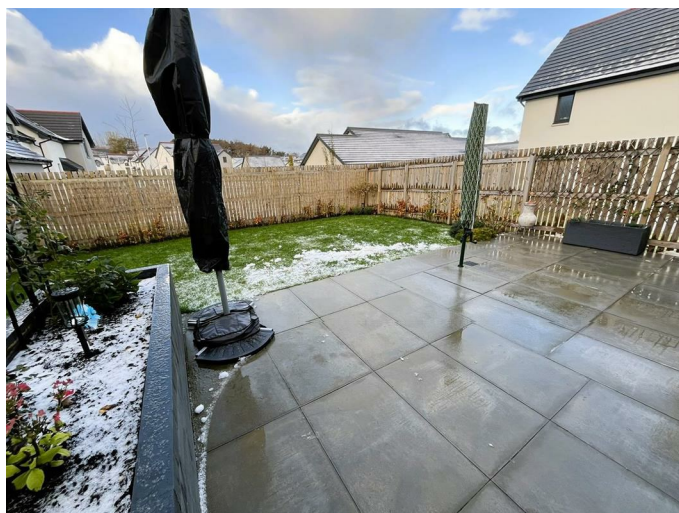


The garden to the front is laid to lawn with planted border; a driveway provides off street parking for two cars. The fully enclosed rear garden is mainly lawn with a patio area; planted border and raised bed.

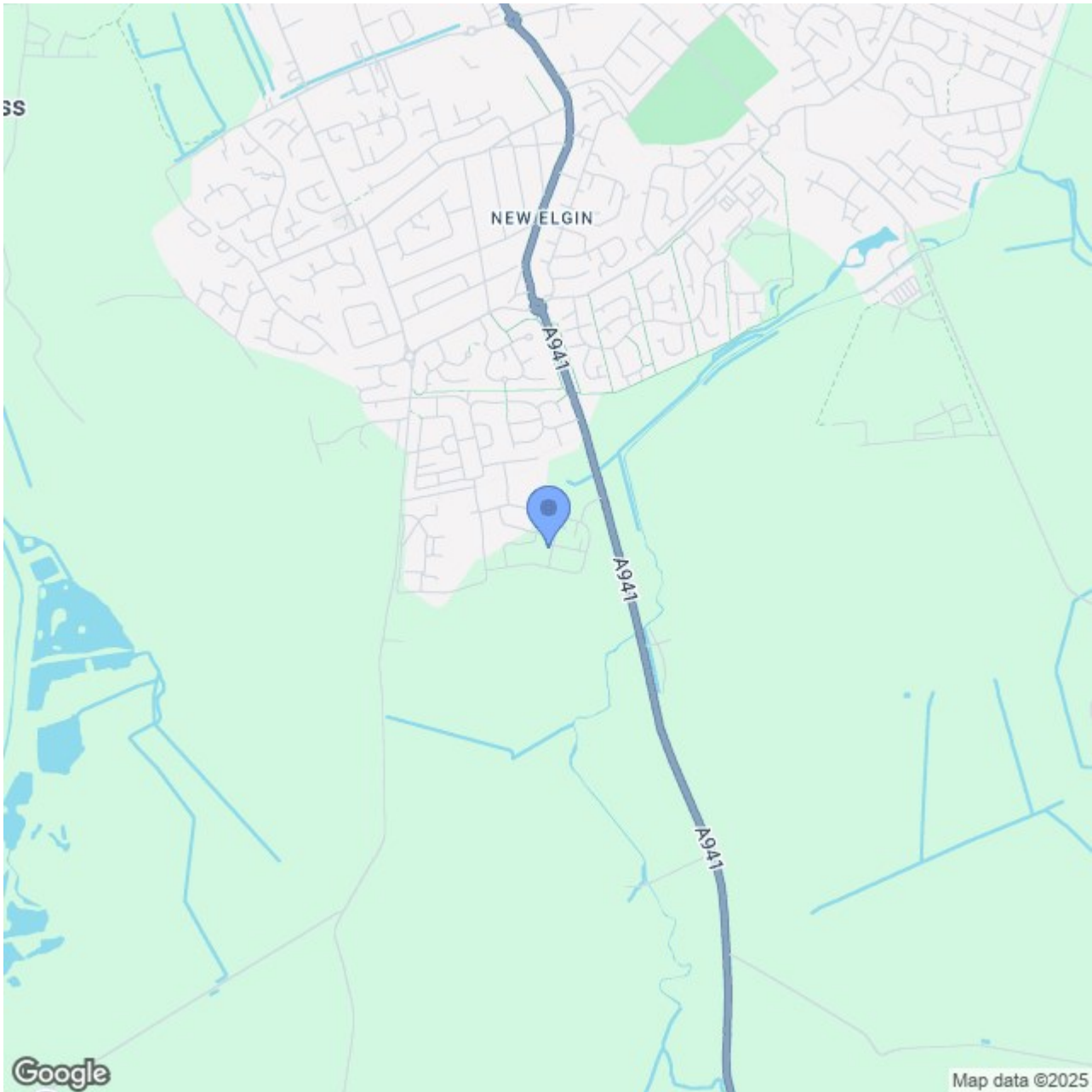
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom, en-suite and guest WC fittings; the double electric oven, gas hob, hood, integrated dishwasher and fridge freezer in the kitchen and the garden shed.

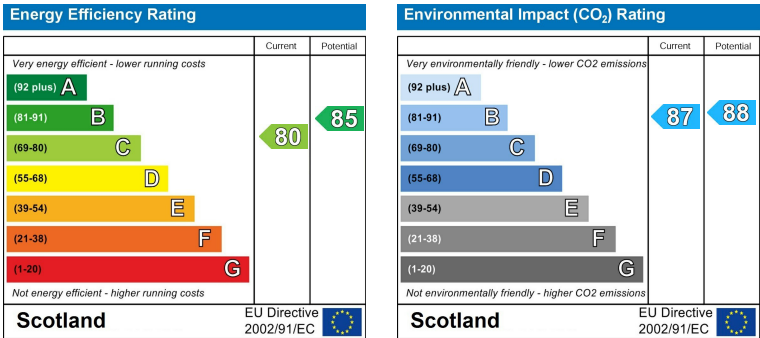




Area Map



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.