



**Harper
Macleod LLP**
Estate Agents & Solicitors



20 Birch Avenue, Elgin, IV30 5NE
Offers in the region of £260,000

Deceptively spacious three bedroom house situated in the popular Hamilton Gardens estate & ideally located for both Bishopmill and Seafeld Primary Schools & Elgin Academy. The accommodation comprises entrance hallway, open plan lounge/dining kitchen, guest WC/utility, three bedrooms (one en-suite) and a family bathroom. The property further benefits from double glazing, gas central heating, garden & a driveway providing off-street parking.

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ENTRANCE HALLWAY
12'11" x 4'9" (3.94m x 1.47m)



Entrance door, window to side, wood effect flooring, ceiling light fitting.

GUEST WC
6'5" x 5'8" (1.98m x 1.75m)



Window to front, sink & WC, plumbing for washing machine, wood effect flooring, ceiling light fitting, extractor fan.

LOUNGE
18'2" x 11'9" (5.56m x 3.60m)



Window to front, open plan to dining kitchen, fitted carpet, ceiling light fitting.

DINING KITCHEN
21'11" x 12'10" (6.70m x 3.93m)



Window & French doors to the rear garden, fitted kitchen, built-in single electric oven, 4 ring gas hob & hood, plumbing & space for washing machine, walk-in shelved larder housing the gas central heating boiler, wood effect flooring, two ceiling light fittings.

STAIRCASE & LANDING



Fitted carpet, two ceiling light fittings, hatch to the loft space.

BEDROOM 1

13'1" x 11'1" (4.00m x 3.38m)



Window to rear, double built-in wardrobes, fitted carpet, ceiling light fitting.

EN-SUITE SHOWER ROOM

6'10" x 5'9" (2.10m x 1.77m)



Window to rear, vanity mounted sink & WC, shower enclosure with mains shower, tile effect flooring, inset ceiling spotlights, extractor fan.

BEDROOM 2

10'2" x 9'10" (3.11m x 3.02m)

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

BEDROOM 3

9'1" x 7'9" (2.78m x 2.37)



Window to front, fitted carpet, ceiling light fitting.

BATHROOM

9'4" x 6'10" (2.87m x 2.10m)



Window to rear, vanity mounted sink, WC & bath with mains shower over built-in storage cupboard, extractor fan, tile effect flooring, inset ceiling spotlights.

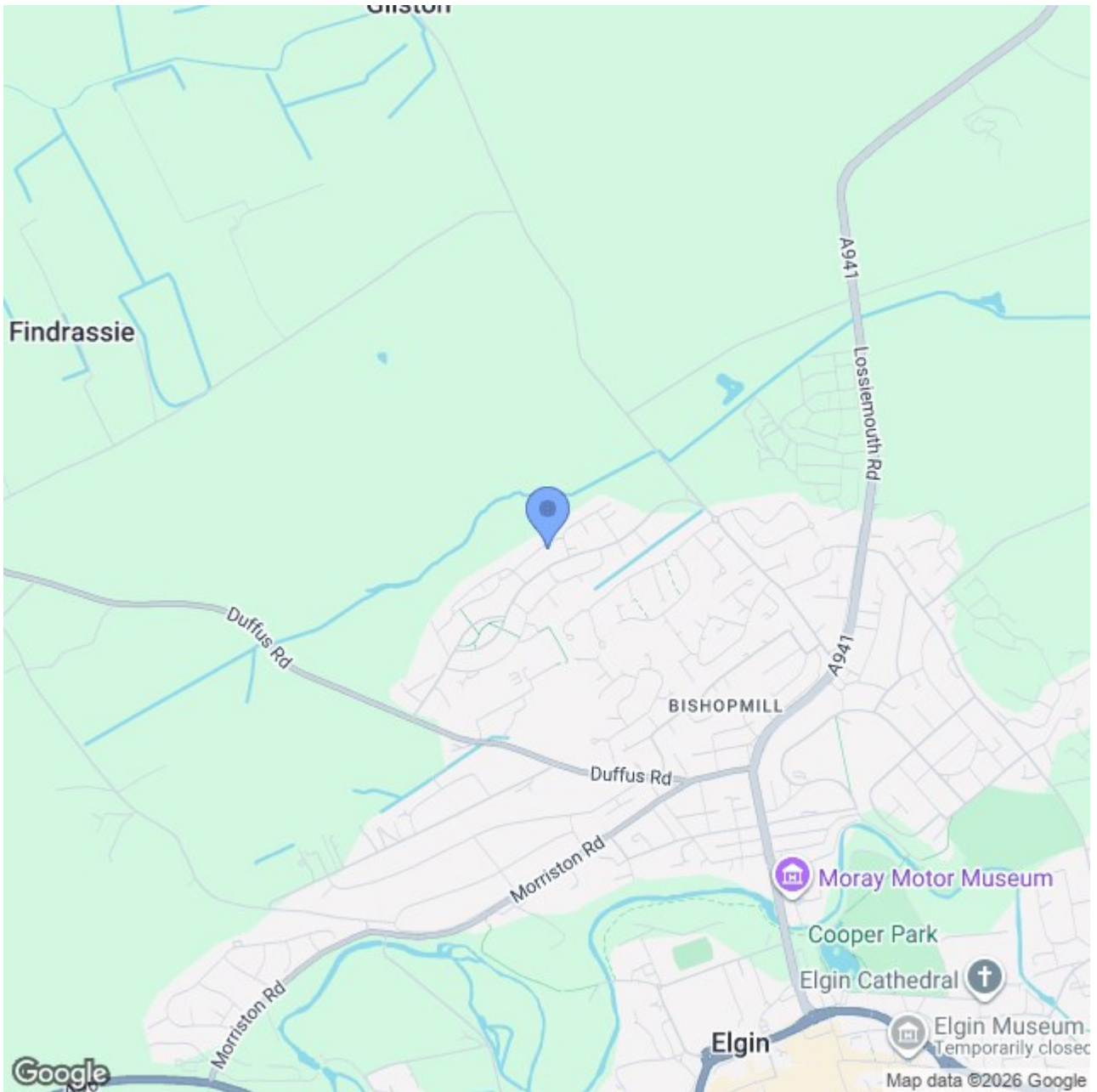
OUTSIDE

The garden to the front has an area of lawn & a driveway provides off-street parking for two cars, EV charging point. The fully enclosed rear garden is mainly lawn with a raised area of decking, three wooden garden sheds.

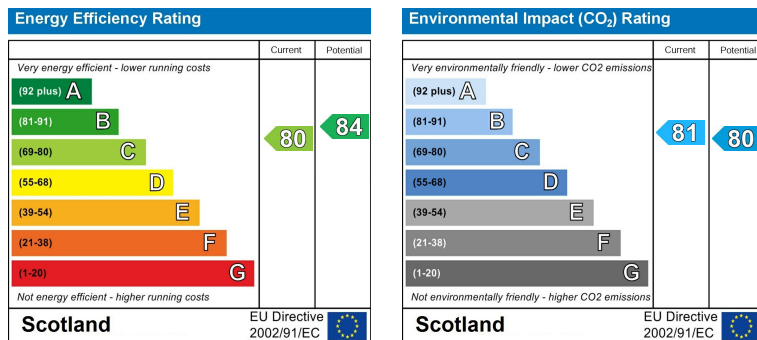
NOTES

Included in the asking price are all carpets & fitted floor coverings, all light fittings, all bathroom, en-suite & guest WC fittings, the built-in electric oven, gas hob & hood in the kitchen, three wooden garden sheds and the EC charger in the garden.

Area Map



Energy Efficiency Graph



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