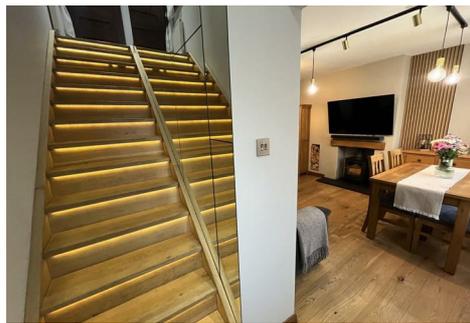




**Harper
Macleod LLP**
Estate Agents & Solicitors



93 Muirfield Road, Elgin, IV30 6DD

Offers over £145,000

Two-bedroom end-terraced house which has been upgraded by the current owners, offering a stylish, move-in ready home within a popular residential area of New Elgin. The accommodation comprises: entrance hallway, lounge, kitchen, rear vestibule, two double bedrooms and bathroom. The property further benefits from double glazing, gas central heating (with underfloor heating in the lounge, kitchen and bathroom), driveway providing off-street parking and gardens to the front and rear.

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ENTRANCE HALLWAY

Composite entrance door; inset ceiling spotlights; wood effect flooring; opening to lounge; staircase to first floor.

LOUNGE

14'3" x 11'9" (4.35m x 3.60m)

Window to front; recess with log burner; two further recesses for log storage; fixed shelving; ceiling light fitting; wood effect flooring; opening to kitchen; door to rear vestibule.

KITCHEN

11'9" x 7'1" (3.60m x 2.16m)

Window to rear; modern fitted kitchen; integrated fridge freezer; integrated dishwasher; Logik electric hob; CDA hood; built-in Hotpoint oven; integrated washing machine; fixed shelving; ceiling light fitting; inset ceiling spotlights; wood effect flooring.

REAR VESTIBULE

8'0" x 3'10" (2.44m x 1.17m)

Composite door leading out to side; spacious built-in storage cupboard housing Vaillant gas central heating boiler; inset ceiling spotlights; wood effect flooring.

STAIRCASE & LANDING

Wooden staircase with LED lighting; window to side; hatch to loft space; wood effect flooring.

BATHROOM

6'1" x 5'8" (1.86m x 1.74m)

Window to rear; bath with mains fed shower over; WC; pedestal sink; wall mounted chrome heated towel radiator; inset ceiling spotlights; extractor; tiled flooring.

BEDROOM 1

13'11" x 10'0" (4.26m x 3.05m)

Window to front; built-in double wardrobe; fixed desk; ceiling light fitting; inset ceiling spotlights; wood effect flooring.

BEDROOM 2

9'4" x 9'4" (2.87m x 2.86m)

Window to rear; triple built-in wardrobe; ceiling light fitting; wood effect flooring.

OUTSIDE

The front garden is laid to lawn with a small paved patio area. A lock block and newly laid tarmac driveway provides off-street parking for several vehicles.

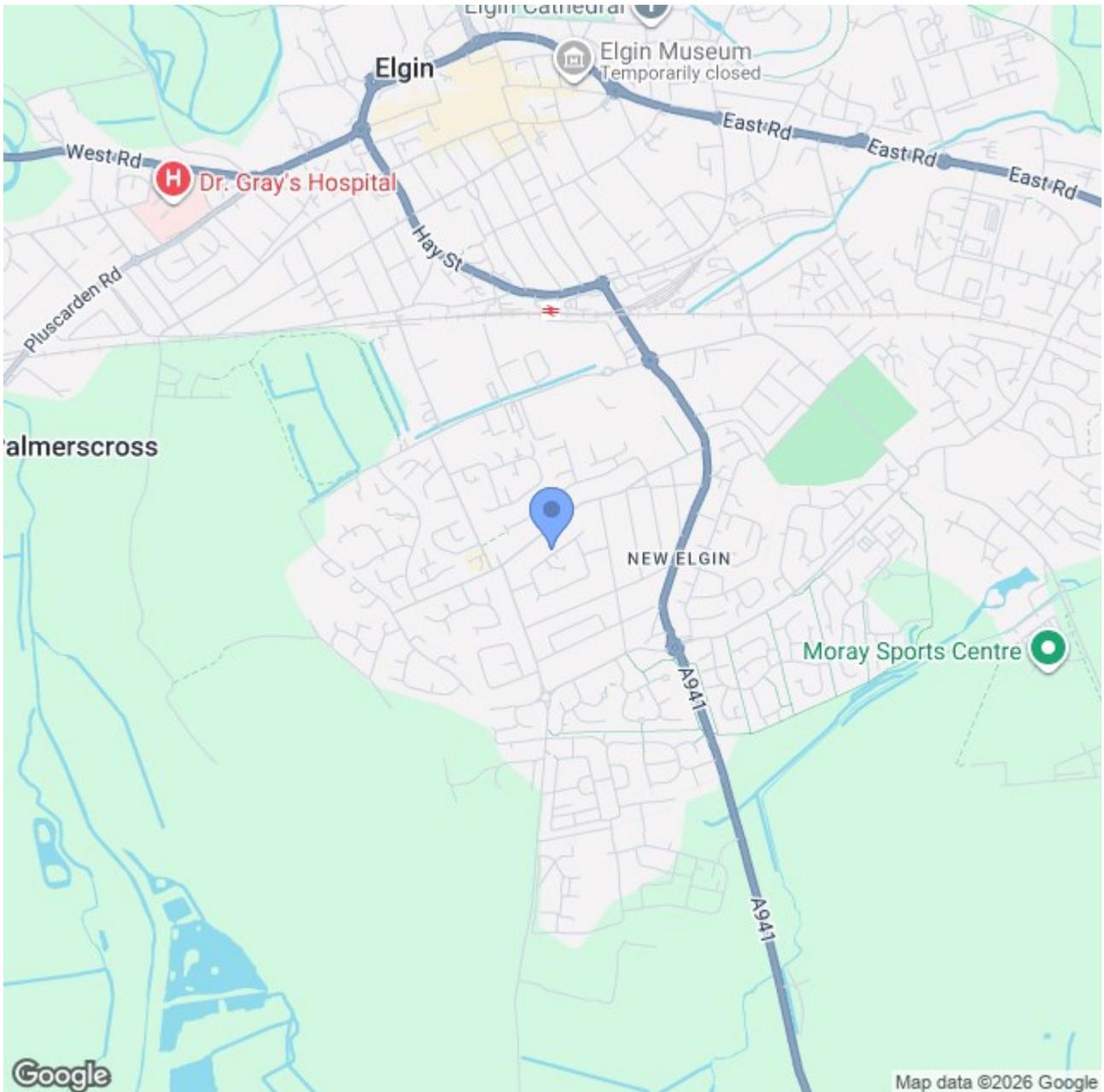
The rear garden is laid to a mix of lawn, decking, artificial lawn and paving; large wooden shed; stone-built store.

NOTES

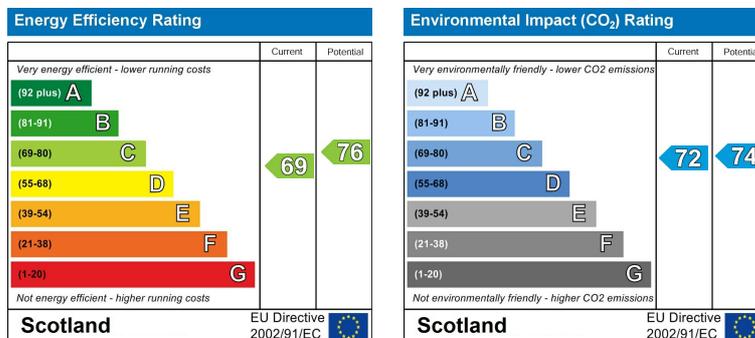
Included in the asking price will be all fitted floor coverings, all curtains and blinds, all light fittings, all bathroom fittings, the oven, hob, hood, integrated dishwasher, integrated fridge freezer and integrated washing machine in the kitchen and the wooden shed and stone-built store in the garden.

The headboard in bedroom 1 and the wall panels in bedroom 2 will be removed prior to the sale.

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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