



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**32 Councillors Walk, Elgin, IV30 6JL**

**Offers over £150,000**

Two bedroom mid-terraced house situated in a popular residential area of New Elgin and ideally suited to first time buyers. The accommodation comprises entrance vestibule, hallway, open plan Lounge/ dining kitchen, utility room, two double bedrooms and bathroom. The property further benefits from double glazing, gas central heating, garage & driveway providing off-street parking and gardens to the front and rear.

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**ENTRANCE VESTIBULE**

3'7" x 2'11" (1.10m x 0.90m)

UPVC & glazed entrance door, ceiling light fitting, wood effect flooring, wooden & glazed door to hallway.

**HALLWAY**

Ceiling light fitting, wood effect flooring, under-stair storage space, staircase to first floor.

**UTILITY**

6'5" x 5'10" (1.97m x 1.80m)

Internal room, worktop with base & wall units to match the kitchen, plumbing & space for washing machine, Worcester gas central heating boiler, ceiling light fitting, wood effect flooring.

**OPEN PLAN LOUNGE/ DINING KITCHEN**

**LOUNGE**

12'9" x 10'9" (3.89m x 3.29m)

Window to front, ceiling light fitting, wood effect flooring, opening through to dining kitchen.

**DINING AREA**

10'7" x 7'6" (3.23m x 2.31m)

Window to rear, ceiling light fitting; wood effect flooring, space for dining table & chairs.

**KITCHEN**

10'0" x 8'0" (3.07m x 2.46m)



UPVC & glazed door to rear garden, window to rear, modern fitted kitchen in white gloss, built-in oven, dishwasher, space for free-standing fridge freezer, four ring gas hob & hood, ceiling light fitting.

**STAIRCASE & LANDING**

Hatch to loft space, ceiling light fitting, fitted carpet.

**BEDROOM 1**

17'9" x 8'8" (5.42m x 2.66m)

Two windows to rear, built-in walk-in wardrobe with hanging rail & shelving above, ceiling light fitting, fitted carpet.

**BEDROOM 2**

11'9" x 10'7" (3.59m x 3.23m)

Window to front, ceiling light fitting, fitted carpet.

**BATHROOM**

10'0" x 6'7" (3.06m x 2.01m)

Window to front, jacuzzi bath, built-in shower cubicle with Mira Jump electric shower, vanity mounted sink & WC, chrome towel radiator, inset ceiling spotlights, vinyl flooring.

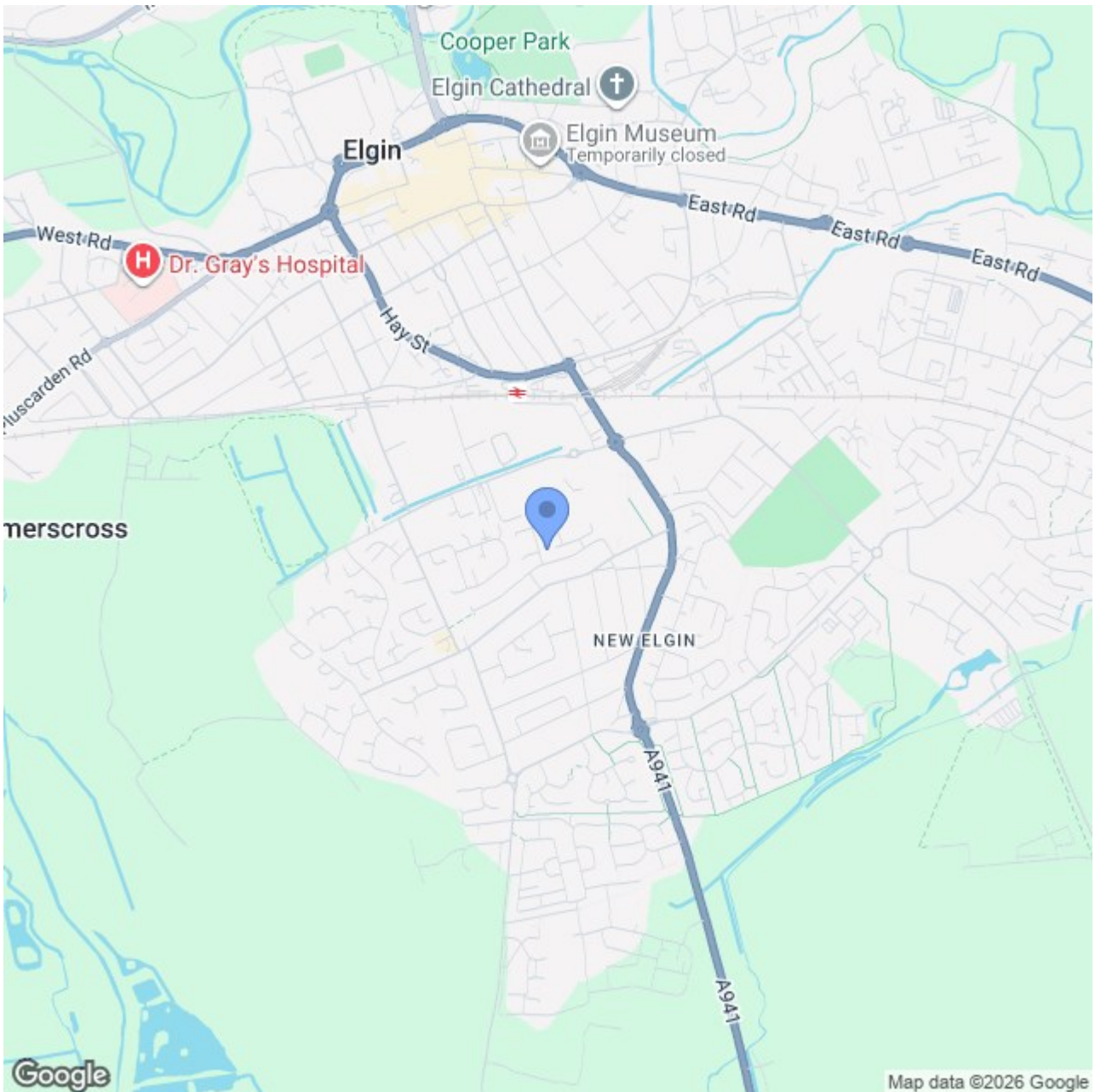
**DETACHED GARAGE**

Up and over door, power & light.

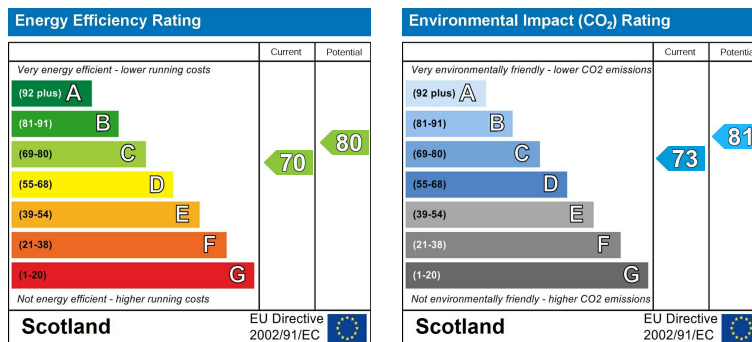
**OUTSIDE**

The front garden is laid to lawn with a paved pathway leading to the property. The fully enclosed rear garden is laid to a mix of lawn and lock block paving. A gate to the rear leads out to the garage and paved driveway providing off street parking.

## Area Map



## Energy Efficiency Graph



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