



**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.

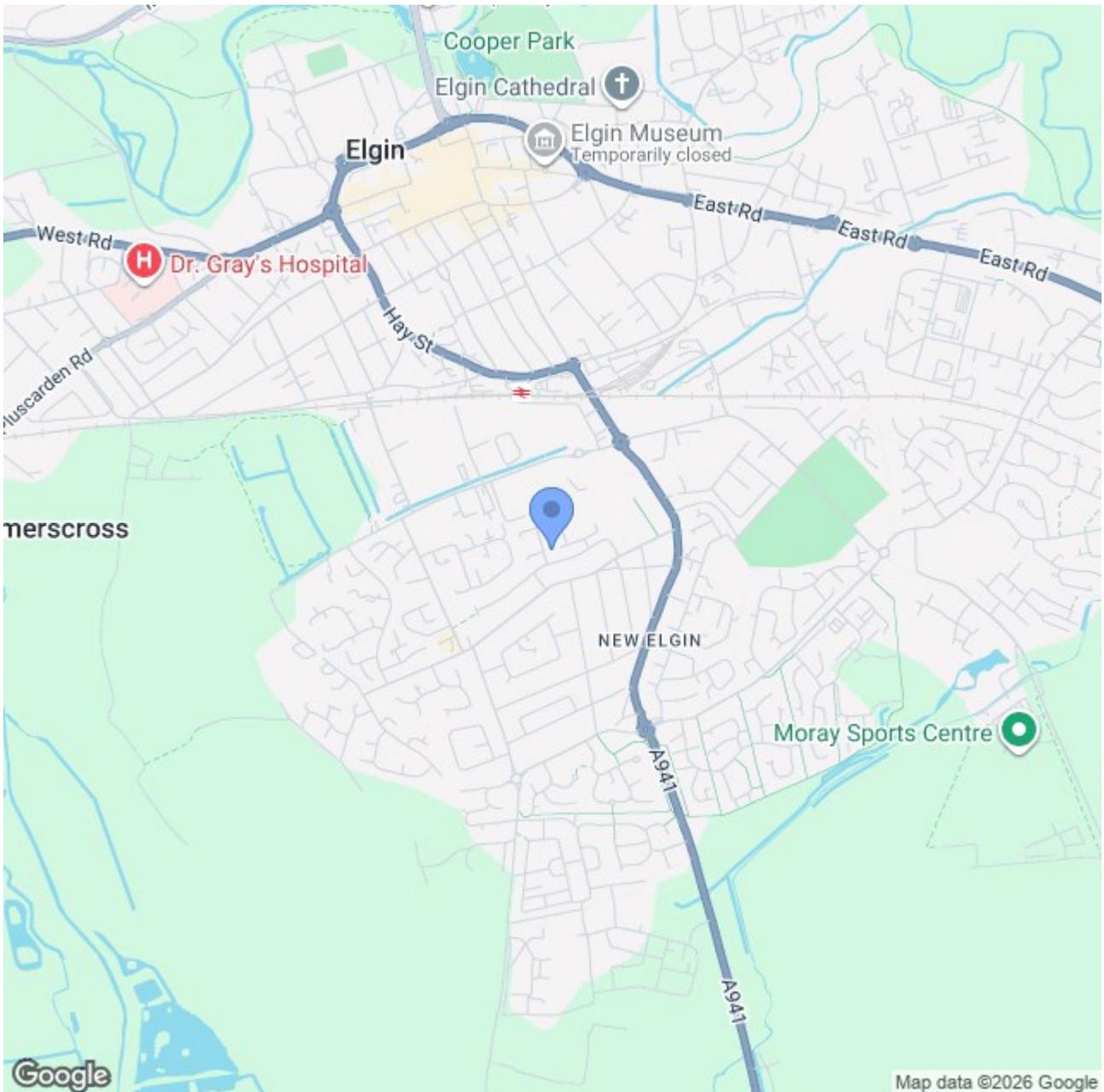
DETACHED GARAGE

Up and over door, power & light.

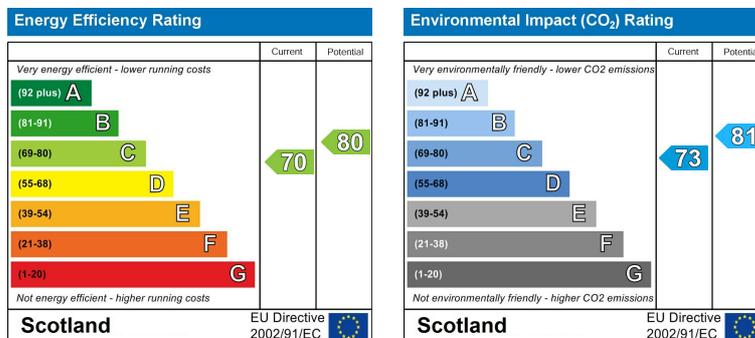
OUTSIDE

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



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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