



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**11 Duff Place, Elgin, IV30 4DX**  
**Offers over £125,000**

Mid terraced one bedroom bungalow situated in the popular Bishopmill area of Elgin. The accommodation comprises entrance vestibule, hallway, lounge, sitting/dining room, kitchen, bedroom & bathroom. The property further benefits from double glazing, gas central heating & gardens front & rear.

**ENTRANCE VESTIBULE**

4'3" x 3'6" (1.31m x 1.09m)

Wooden & glazed entrance door, fitted carpet, ceiling light fitting.

**HALLWAY**

Fitted carpet, ceiling light fitting.

**LOUNGE**

12'11" x 12'10" (3.94m x 3.92m)

Window to front, fire surround with electric fire, fitted carpet, ceiling & wall light fittings.

**KITCHEN**

11'0" x 9'7" (3.37m x 2.93m)

Window looking into sitting room, sky light, fitted kitchen in wood effect, built-in single electric oven, hob & hood, plumbing & space for washing machine & dishwasher, built-in shelved larder, built-in storage cupboard, vinyl flooring, ceiling strip light.

**SITTING ROOM/DINING ROOM**

14'6" x 10'8" (4.43m x 3.27m)

Window to rear, solid wood flooring, inset ceiling spotlights.

**BEDROOM**

9'3" x 11'1" (2.84m x 3.40m)

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

**BATHROOM**

7'6" x 5'4" (2.31m x 1.64m)

Window to front, sink, WC & bath with tap/shower attachment, recessed shower cubicle with mains shower, fitted carpet, ceiling light fitting.

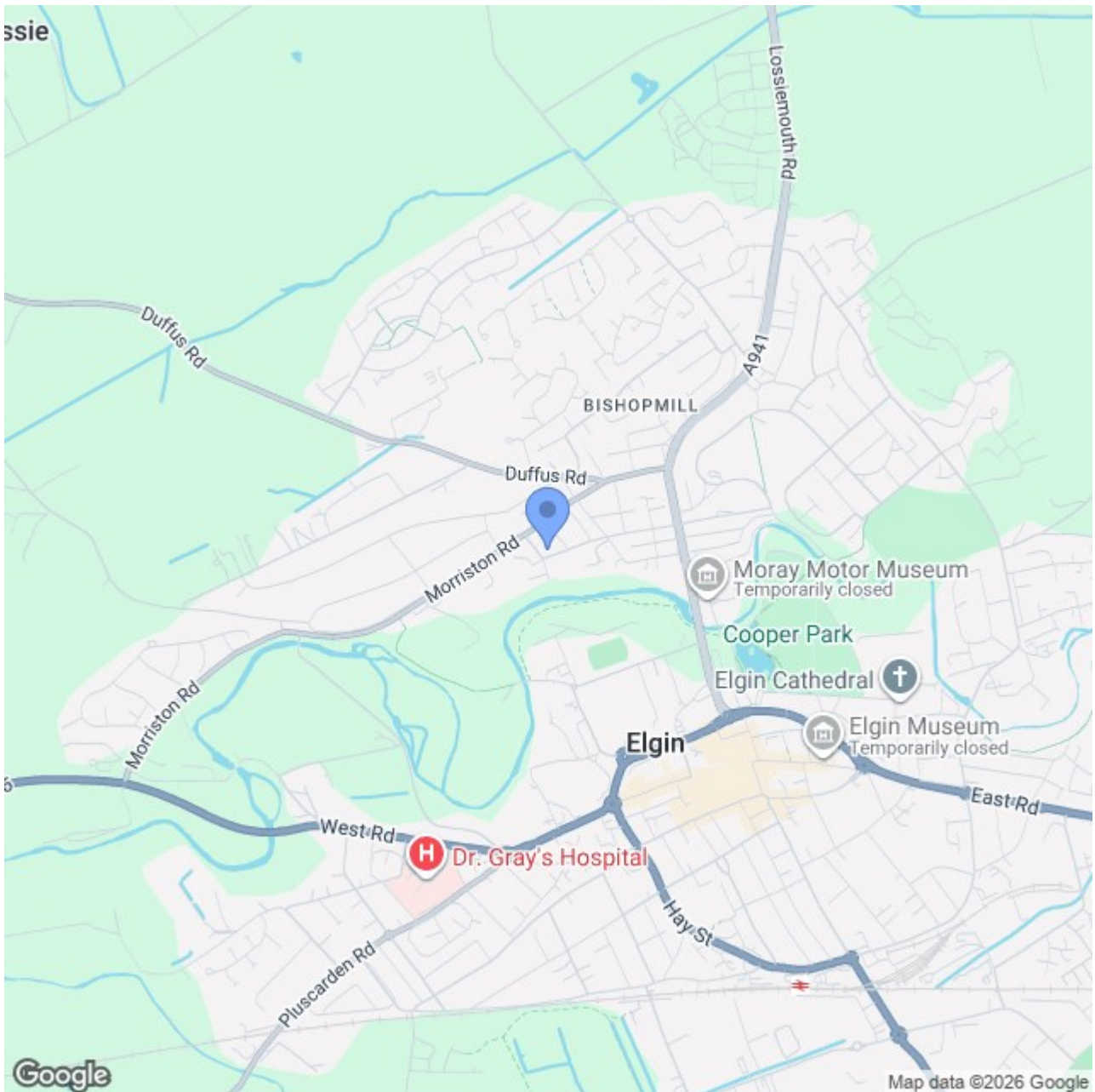
**OUTSIDE**

The garden to the front is fully enclosed and laid to lawn. The rear garden has an area of lawn, pathway, two garden sheds & a greenhouse. Double gates lead to a car park to the rear.

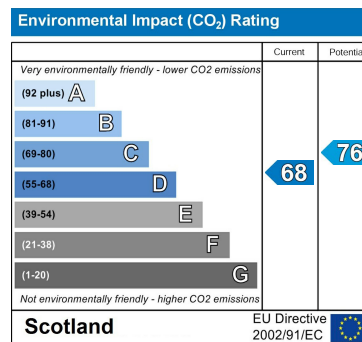
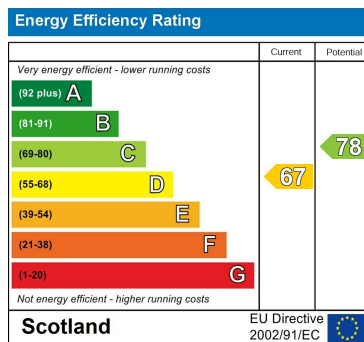
**NOTES**

Included in the asking is all carpets and fitted floor coverings, all light fittings, all bathroom fittings the oven, hob & hood in the kitchen and the two wooden sheds & a greenhouse in the garden.

## Area Map



## Energy Efficiency Graph



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