



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**22 Corgarff Road, Elgin, IV30 8BH**  
**Offers over £160,000**

Modern first floor flat in excellent condition throughout and with lovely open views from the open plan lounge and kitchen. The accommodation comprises entrance hallway, open plan lounge/dining kitchen, two double bedrooms & bathroom. The property further benefits from double glazing, air source heating & off-street parking.

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**ENTRANCE HALL**

6'1" x 5'9" (1.86m x 1.77m)

Window to side, cupboard housing the electric consumer units, coir matt floor, ceiling light fitting.

**HALLWAY**

Spacious storage cupboard, fitted carpet, two ceiling light fittings.

**OPEN PLAN LOUNGE/DINING KITCHEN**

Window to rear, fitted kitchen in contemporary dark grey built-in electric oven, microwave, 4 ring gas hob & hood, integrated dishwasher, washer dryer & fridge freezer, Amtico flooring, two ceiling light fittings.

**LOUNGE AREA**

14'1" x 12'10" (4.30m x 3.92m)

**KITCHEN AREA**

11'6" x 10'7" (3.51m x 3.24m)

**BEDROOM 1**

10'8" x 9'7" (3.27m x 2.94m)

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

**BEDROOM 2**

10'10" x 9'7" (3.31m x 2.93m)

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

**BATHROOM**

8'2" x 5'10" (2.50m x 1.80m)

Window to side, sink, WC & bath with mains shower over, wall mounted towel radiator, wood effect flooring, inset ceiling spotlights.

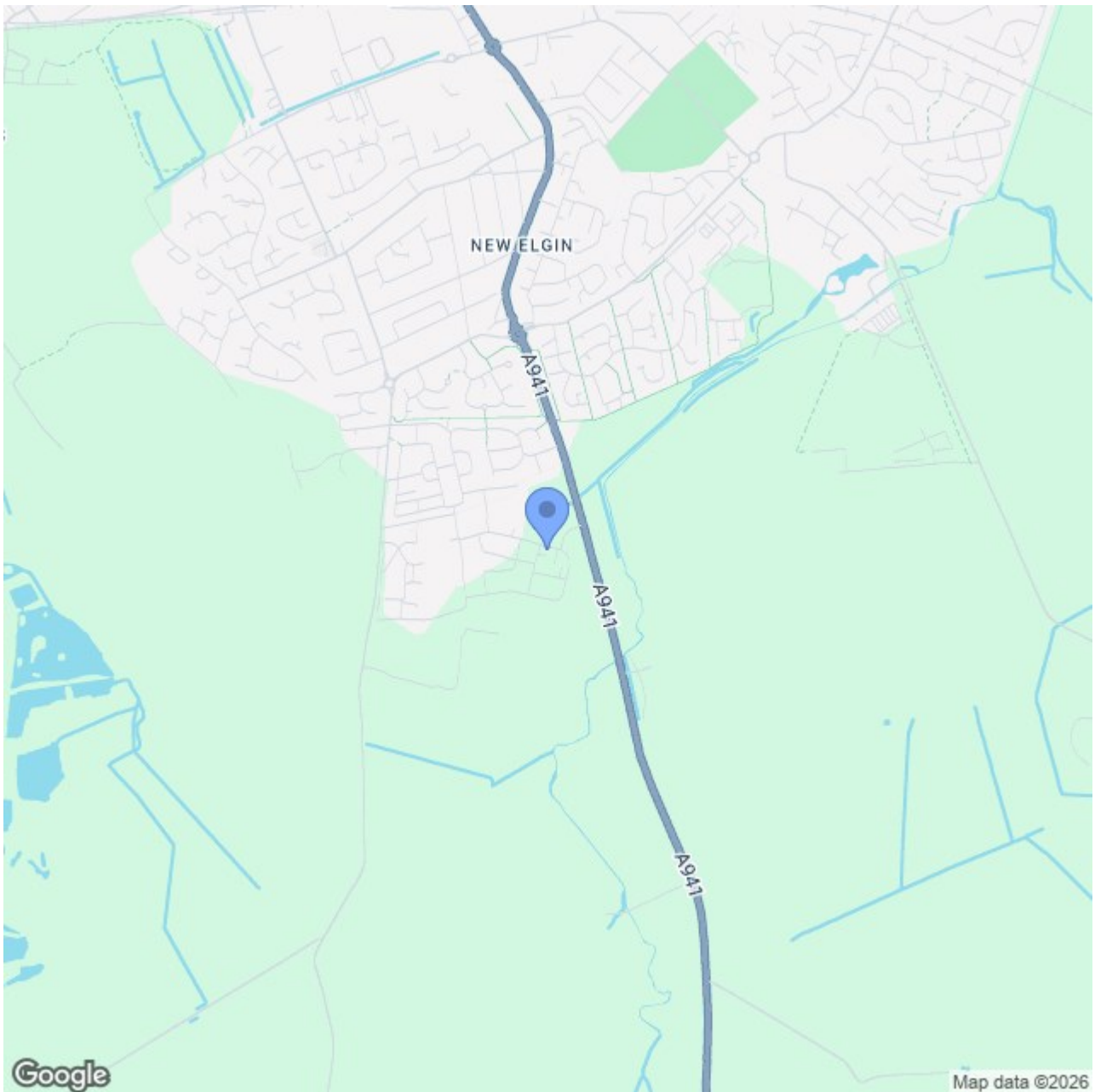
**OUTSIDE**

The property is set in well tended communal garden grounds with off-street parking.

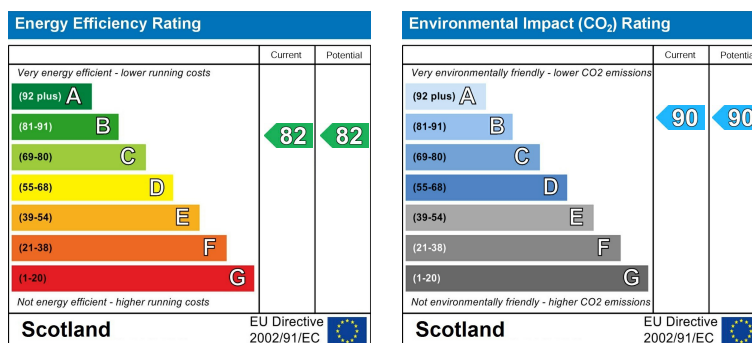
**NOTES**

Included in the asking price is all carpets and fitted flooring coverings, all light fittings, all bathroom fittings, the oven, hob & hood, the integrated dishwasher, washer dryer & fridge freezer.

## Area Map



## Energy Efficiency Graph



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