



**Harper
Macleod LLP**
Estate Agents & Solicitors



16 Ferrier Terrace, Elgin, IV30 4JU
Offers over £175,000

Mid terrace 3 bedroom house extended to the front makes a comfortable family home. Situated in the Bishopmill area of Elgin and within walking distance of both Seafield & Bishopmill Primary Schools & Elgin Academy. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, three bedrooms & a family bathroom. The property further benefits from double glazing, gas central heating, gardens front & rear & ample on street parking.

ENTRANCE VESTIBULE

9'5" x 6'5" (2.88m x 1.98m)

Composite & glazed entrance door; double built-in cloak cupboard; ceramic tile flooring; ceiling light fitting.

HALLWAY

10'8" x 7'5" (3.27m x 2.27m)

Fitted carpet; ceiling light fitting.

LOUNGE

20'5" x 10'11" (6.24m x 3.35m)

Window to front; fitted carpet; two ceiling light fittings.

DINING KITCHEN

18'8" x 9'6" (5.70m x 2.92m)

Window, door & patio doors to the rear garden; fitted kitchen in white; built-in electric oven; hob & hood; integrated fridge & freezer; plumbed in Zanussi washing machine.

STAIRCASE & LANDING

10'5" x 9'5" (3.20m x 2.89m)

Fitted carpet; ceiling light fitting.

BEDROOM 1

10'8" x 9'0" (3.26m x 2.75m)

Window to front; double built-in wardrobes; built-in storage cupboard; fitted carpet; two ceiling light fittings.

BEDROOM 2

12'3" x 8'11" (3.74m x 2.73m)

Window to rear; double built-in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 3

8'11" x 7'5" (2.74m x 2.27m)

Window to front; double built-in wardrobes; fitted carpet; ceiling light fitting.

BATHROOM

9'5" x 6'2" (2.89m x 1.88m)

Window to rear; sink; WC; bath & shower cubicle with electric shower; ceramic tile flooring; ceiling light fitting.

OUTSIDE

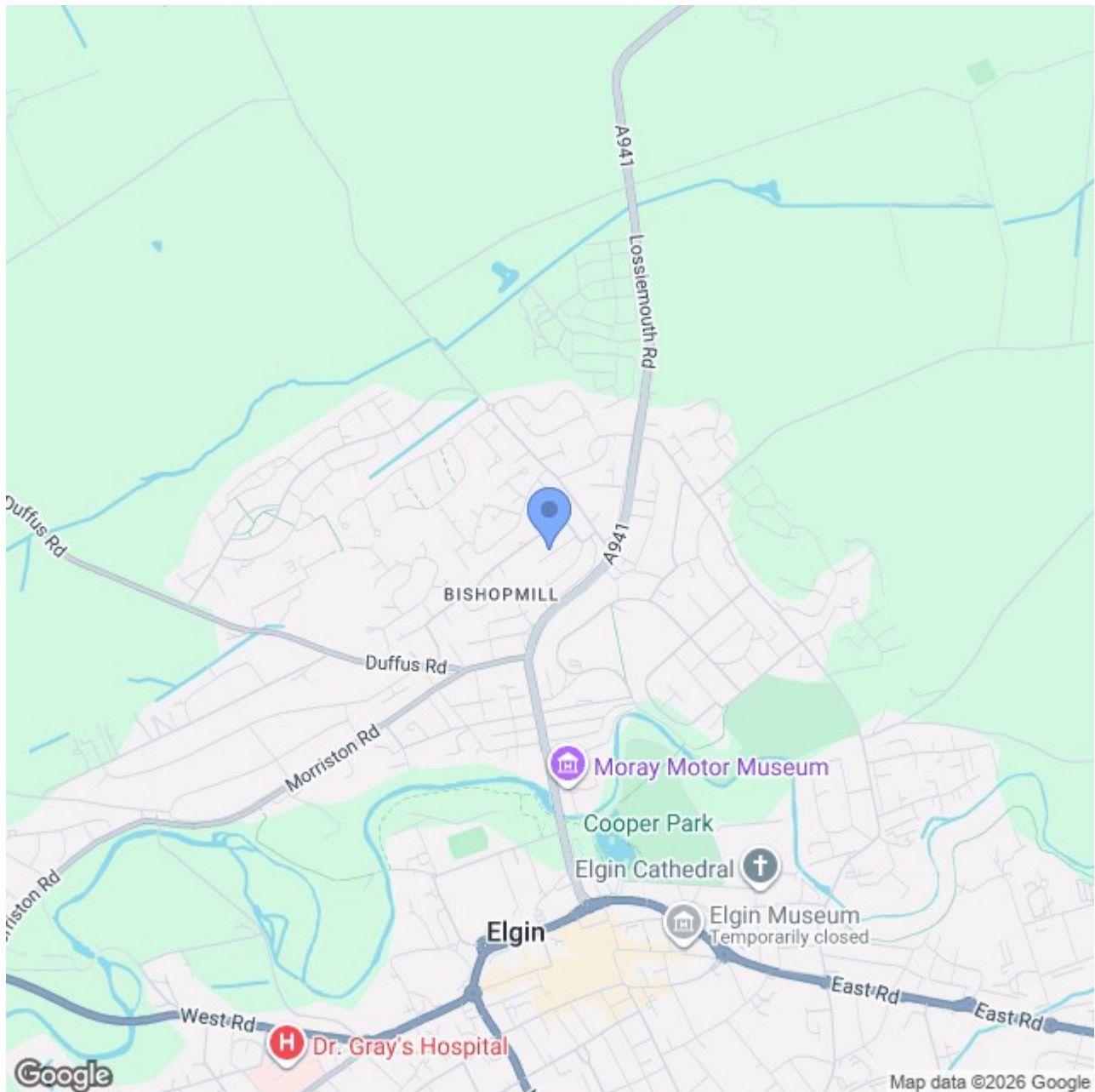
The garden to the front has an area of loc-bloc paving bordered with flower beds & mature planted shrubs. The rear garden has an area of lawn; 2 paved patio area; block built shed & covered bin area.

NOTES

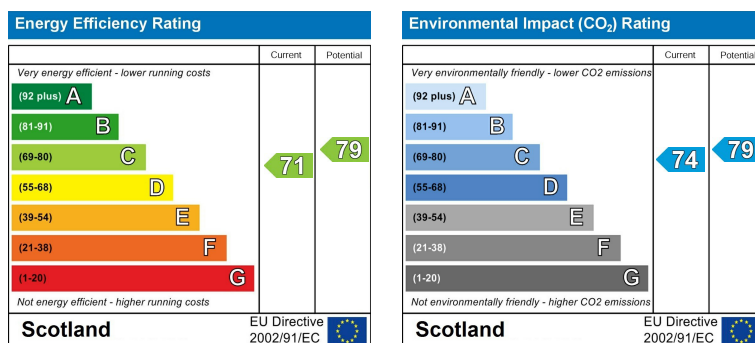
Included in the asking price is all carpets & fitted floor coverings, all light fittings, all bathroom fittings, the oven, hob & hood, integrated fridge & freezer & Zanussi washing

machine in the kitchen and the rotary clothes dryer in the garden.

Area Map



Energy Efficiency Graph



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