



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **2 Linkwood Road, Elgin, IV30 6DH**

### **Offers in the region of £170,000**

\*\*\*\*£10,000 BELOW HOME REPORT VALUATION \*\*\*\*

Semi-detached four bedroom house situated in a convenient location for the retail parks & within walking distance of the railway station & town centre. The accommodation comprises on the ground floor entrance hallway, lounge, dining kitchen, dining room/bedroom 4, guest WC, and on the first floor, three further bedrooms and a bathroom. The property whilst in need of some modernisation further benefits from double glazing, gas central heating, wooden garage, garden & a driveway providing off-street parking.

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#### ENTRANCE HALLWAY

UPVC & glazed entrance door; wood effect flooring; under stair cupboard housing the gas central heating boiler; ceiling light fitting.

#### LOUNGE

15'1" x 11'2" (4.61m x 3.41m)

Window to front; fire surround with gas fire; fitted carpet; ceiling light fitting.

#### DINING ROOM/BEDROOM 4

15'2" x 9'11" (4.64m x 3.03m)

Window to rear; fitted carpet; ceiling light fitting

#### GUEST WC

5'2" x 4'0" (1.60m x 1.22m)

Window to side; sink & WC; wood effect flooring; ceiling light fitting.

#### DINING KITCHEN

16'6" x 12'7" (5.03m x 3.84m)

Window to rear; fitted kitchen in light wood effect; slot-in electric cooker; plumbed in Indesit washing machine.

#### STAIRCASE & LANDING

Window to side; built-in storage cupboard; fitted carpet; two ceiling light fittings.

#### BEDROOM 1

13'11" x 11'8" (4.26m x 3.58m)

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

#### BEDROOM 3

9'8" x 7'0" (2.97m x 2.15m)

Window to rear; built-in storage unit; fitted carpet; ceiling light fitting.

#### BEDROOM 2

10'5" x 9'9" (3.18m x 2.98m)

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

#### BATHROOM

6'3" x 5'10" (1.93m x 1.79m)

Window to rear; sink; WC & bath with electric shower over; vinyl flooring; ceiling light fitting.

#### GARAGE

Spacious wooden garage with power.

#### OUTSIDE

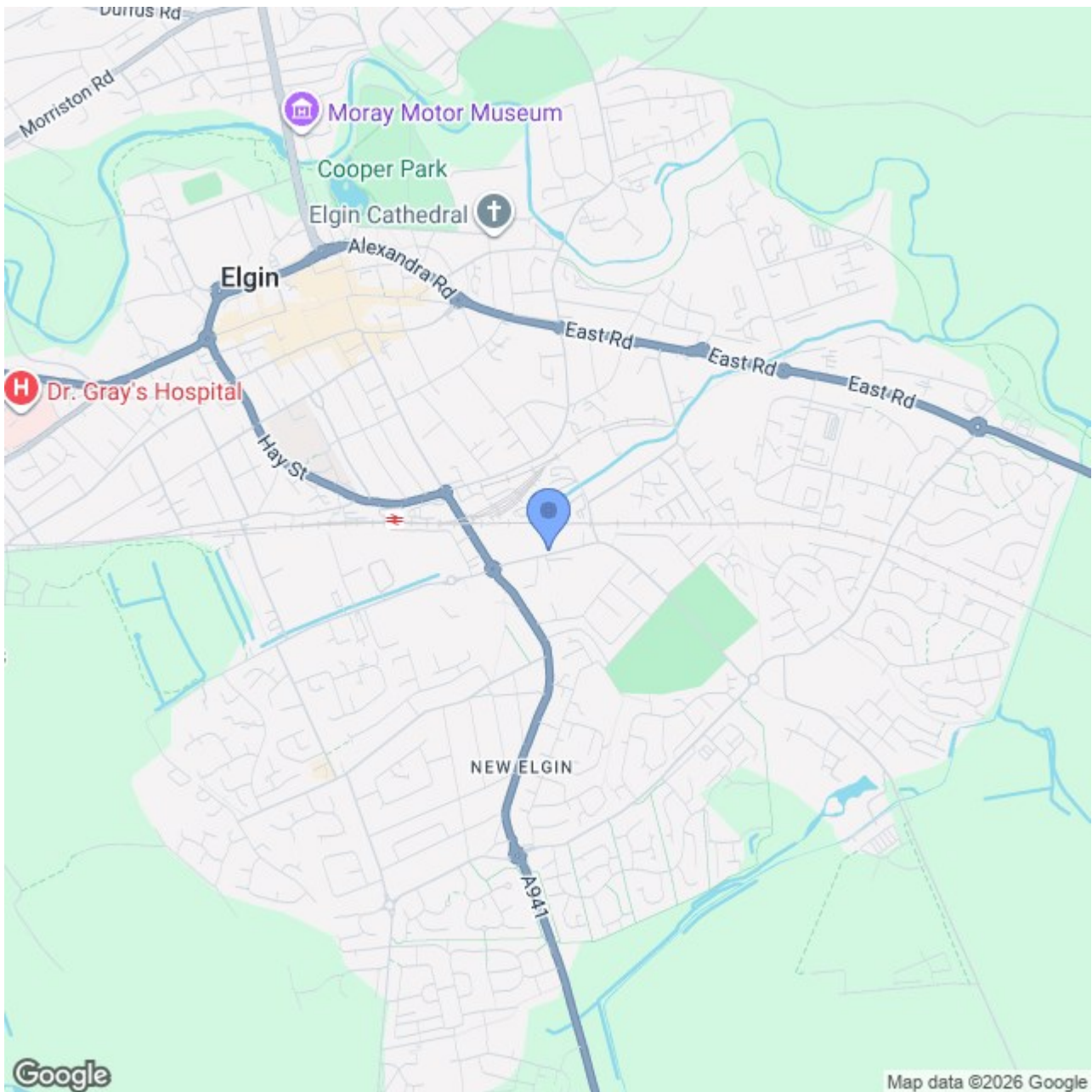
The garden to the front has an area of lawn & paving. A good

size driveway provides off-street parking for at least two cars. The rear garden has areas of lawn, paving & low maintenance gravel & planted with mature shrubs.

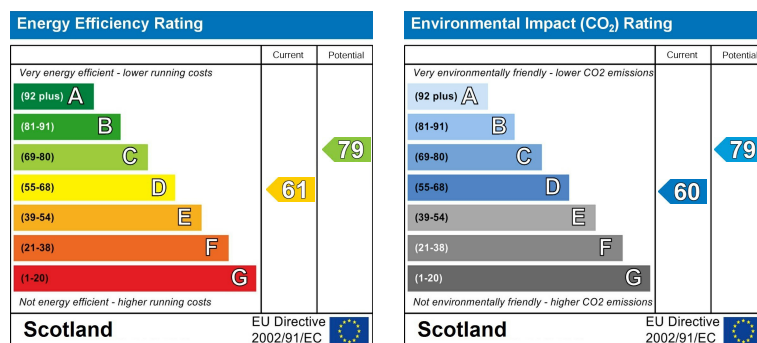
#### NOTES

Included in the asking price is all carpets & fitted floor coverings, all light fittings, all bathroom & guest WC fittings, slot-in electric cooker & Indesit washing machine in the kitchen.

## Area Map



## Energy Efficiency Graph



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