



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**10 Priory Place, Elgin, IV30 1RW**  
**Offers over £175,000**

Deceptively spacious end-terraced house within walking distance to the town centre and to East End primary school. The accommodation is set over 2 floors and comprises front porch, lounge, kitchen, shower room, 3 bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, front, side and rear gardens laid in grass, chipped stone and slabs. Off-street parking, single garage and 2 carports.

#### **PORCH**

7'1" x 8'11" (2.17 x 2.73)

Entrance door, glazed on two sides, spacious built-in storage cupboard, vinyl flooring, ceiling light fitting.

#### **LOUNGE**

15'1" x 15'0" (4.60m x 4.59m)

Window to front, gas fire, fitted carpet, ceiling light fitting.

#### **Kitchen**

11'2" x 10'8" (3.42m x 3.26m)

Double aspect to side and rear, range of base and wall units, slot-in electric cooker, undercounter fridge & plumbed in washing machine, vinyl flooring, ceiling strip light.

#### **GROUND FLOOR BEDROOM**

13'7" x 6'5" (4.16m x 1.96m)

Window to side, built-in cupboard, fitted carpet, ceiling light fitting.

#### **SHOWER ROOM**

7'4" x 4'8" (2.26m x 1.44m)

Window to rear, sink, WC & shower cubical with electric shower, vinyl flooring, ceiling light fitting.

#### **INNER HALLWAY**

Fitted carpet, ceiling light fitting.

#### **STAIRCASE & LANDING**

Window to front, built-in storage cupboards, fitted carpet, ceiling light fitting.

#### **BEDROOM 1**

11'5" x 10'3" (3.50m x 3.13m)

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

#### **BEDROOM 2**

9'8" x 9'4" (2.95m x 2.87)

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

#### **BATHROOM**

6'5" x 6'3" (1.98m x 1.93m)

Window to rear, sink, WC and bath with tap/shower attachment, fitted carpet, ceiling light fitting.

#### **GARAGE**

Up and over door, inspection pit, window to side and rear, power & light, personnel door to side.

#### **CAR PORT**

Two single up and over doors, water tap, power and light.

#### **CONCRETE SHED**

Power and light.

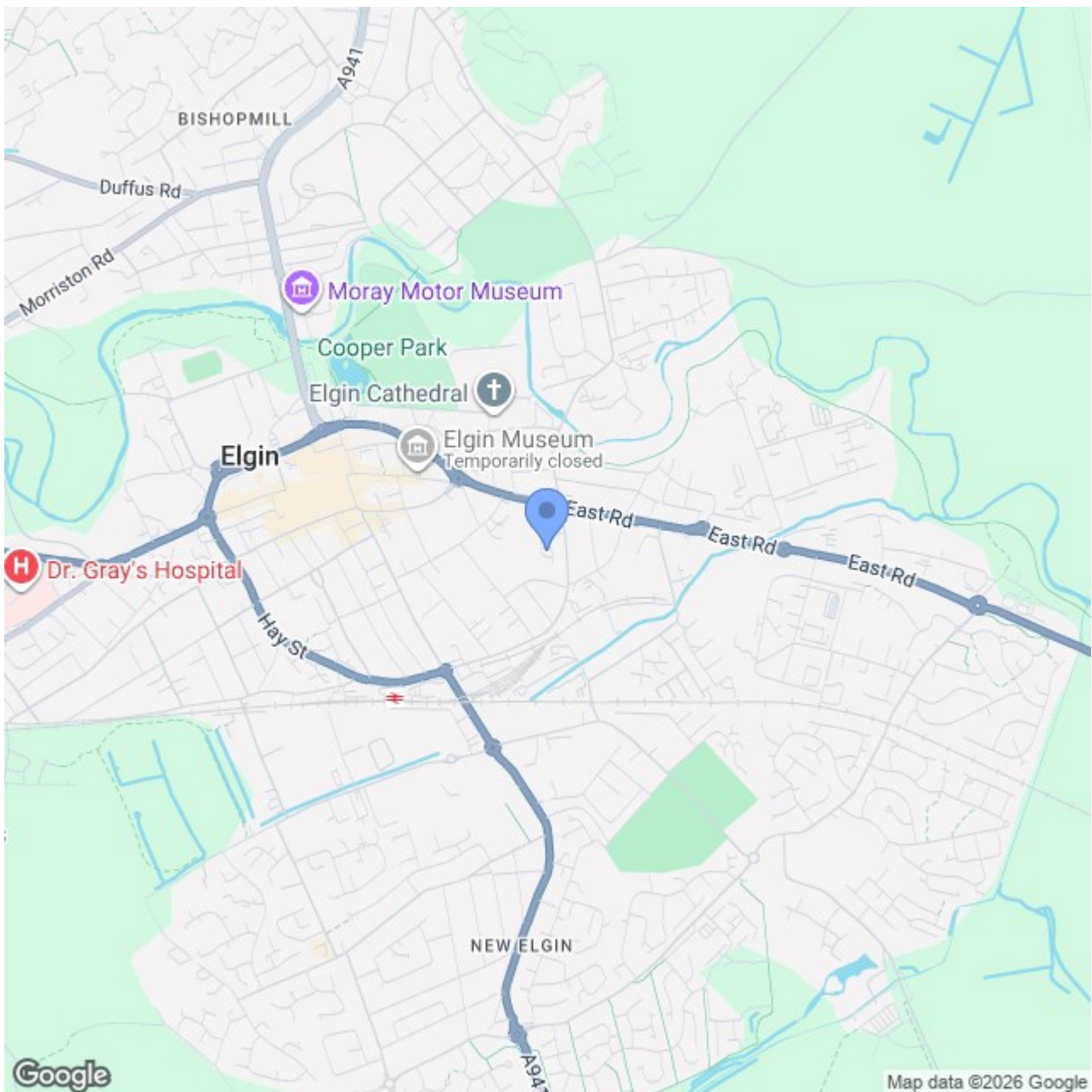
#### **OUTSIDE**

The property benefits from a large easily maintainable front, side and rear garden laid in grass, chipped stones and slabs. There is off-street parking to accommodate a couple of vehicles.

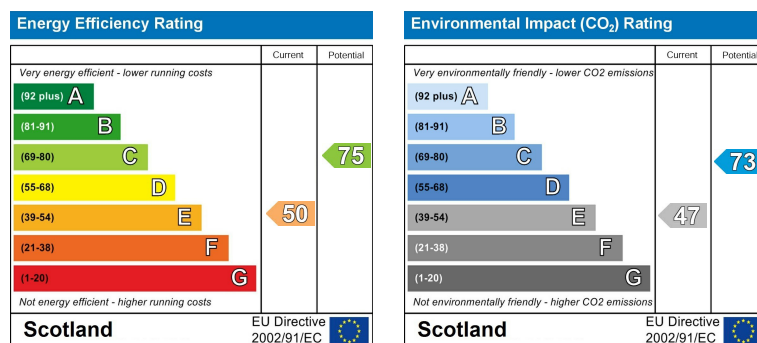
#### **NOTES**

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom and shower room fittings, the oven, hob and the hood in the kitchen.

## 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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