



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**44 Beechfield Road, Elgin, IV30 6RT**  
**Offers over £165,000**

Mid terraced four bedroom house situated in a popular residential area of Elgin. The accommodation comprises entrance hallway, open plan lounge/dining kitchen, guest WC, four bedrooms & a family bathroom. The property further benefits from double glazing, gas central heating, & garden.

**ENTRANCE HALLWAY**

14'0" x 8'10" (4.27m x 2.70m)

UPVC & glazed entrance door, spacious storage cupboard housing the gas central heating boiler & electric consumer units, 2nd built-in storage cupboard, fitted carpet, ceiling light fitting.

**OPEN PLAN LOUNGE/ DINING KITCHEN**

**LOUNGE**

13'7" x 12'7" (4.15m x 3.84m)

Window to front, fitted carpet, ceiling light fitting.

**DINING KITCHEN**

22'7" x 8'5" (6.90m x 2.57m)

Two windows to rear, fitted kitchen in white, slot-in electric cooker, plumbing & space for washing machine, space for tumble dryer, & fridge freezer, ample space for dining table & chairs, vinyl flooring, two ceiling light fittings.

**GUEST WC**

5'2" x 3'10" (1.60m x 1.19m)

Internal room, sink & WC, vinyl flooring, ceiling light fitting.

**STAIRCASE & LANDING**

Built-in storage cupboard, fitted carpet, ceiling light fitting & inset ceiling spotlights.

**BEDROOM 2**

11'11" x 10'8" (3.65m x 3.27m)

Window to front, spacious built-in storage cupboard, wood effect flooring, inset ceiling spotlights.

**BEDROOM 3**

12'9" x 8'10" (3.90m x 2.71m)

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

**BEDROOM 4**

10'5" x 9'10" (3.18m x 3.02m)

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

**BEDROOM 1**

15'5" x 8'7" (4.72m x 2.62m)

Window to rear, fitted carpet, inset ceiling spotlights.

**FAMILY BATHROOM**

6'11" x 6'7" (2.13m x 2.02m)

Window to rear, sink, WC, & bath with tap shower attachment, vinyl flooring, inset ceiling spotlights.

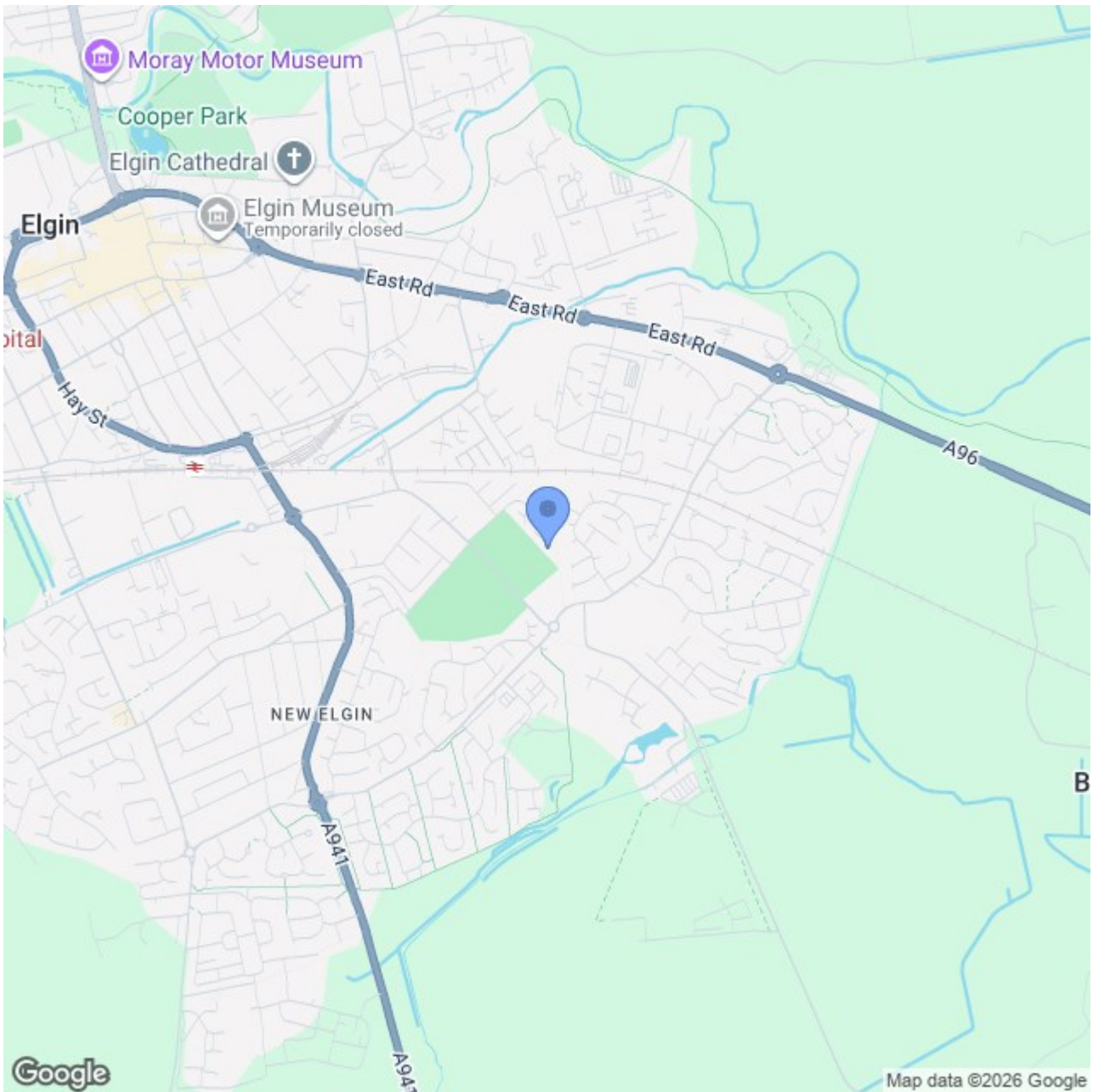
**OUTSIDE**

The garden to the front is paved. The rear garden is also paved with a stone built garden shed & rotary clothes dryer.

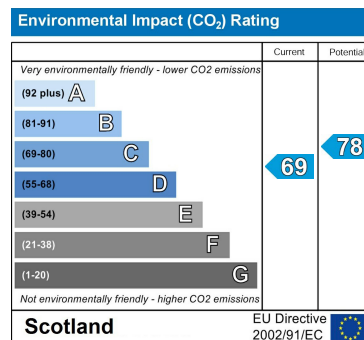
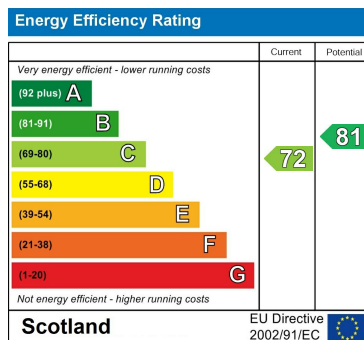
**NOTES**

Included in the asking price is all carpets & fitted floor coverings, all light fittings, all bathroom & guest WC fittings, the slot-in electric cooker in the kitchen the stone built garden shed & rotary clothes dryer in the garden.

## Area Map



## Energy Efficiency Graph



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