



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**23 South Guildry Street, Elgin, IV30 1QN**  
**Offers over £125,000**

Ground floor two bedroom flat situated in the heart of Elgin and a short walk to the town centre and railway station. The accommodation comprises entrance vestibule, hallway, lounge, dining kitchen, two double bedrooms & bathroom. The property further benefits from double glazing, gas central heating & rear courtyard garden.

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**ENTRANCE VESTIBULE**

4'7" x 3'9" (1.40m x 1.16m)

Wooden & glazed entrance door; fitted carpet; ceiling light fitting.

**HALLWAY**

Fitted carpet; ceiling light fitting.

**LOUNGE**

11'8" x 11'7" (3.58m x 3.55m)

Window to front; sandstone fire surround with open fire place & electric fire; fitted carpet; ceiling light fitting.

**BEDROOM 1**

12'7" x 10'7" (3.86m x 3.25m)

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

**BEDROOM 2**

10'7" x 9'6" (3.24m x 2.90m)

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

**DINING KITCHEN**

11'6" x 9'8" (3.53m x 2.96m)

Window to rear; fitted kitchen in grey; built-in single electric oven; 4 ring gas hob & hood; plumbed in candy washing machine; Beko fridge freezer; vinyl flooring; ceiling light fitting.

**REAR VESTIBULE**

Door to rear garden; wall mounted central heating boiler; vinyl flooring; ceiling light fitting.

**BATHROOM**

8'5" x 7'7" (2.57m x 2.32m)

Two windows to rear; vanity mounted sink; WC & bath with tap/shower attachment; vinyl flooring; ceiling light fitting.

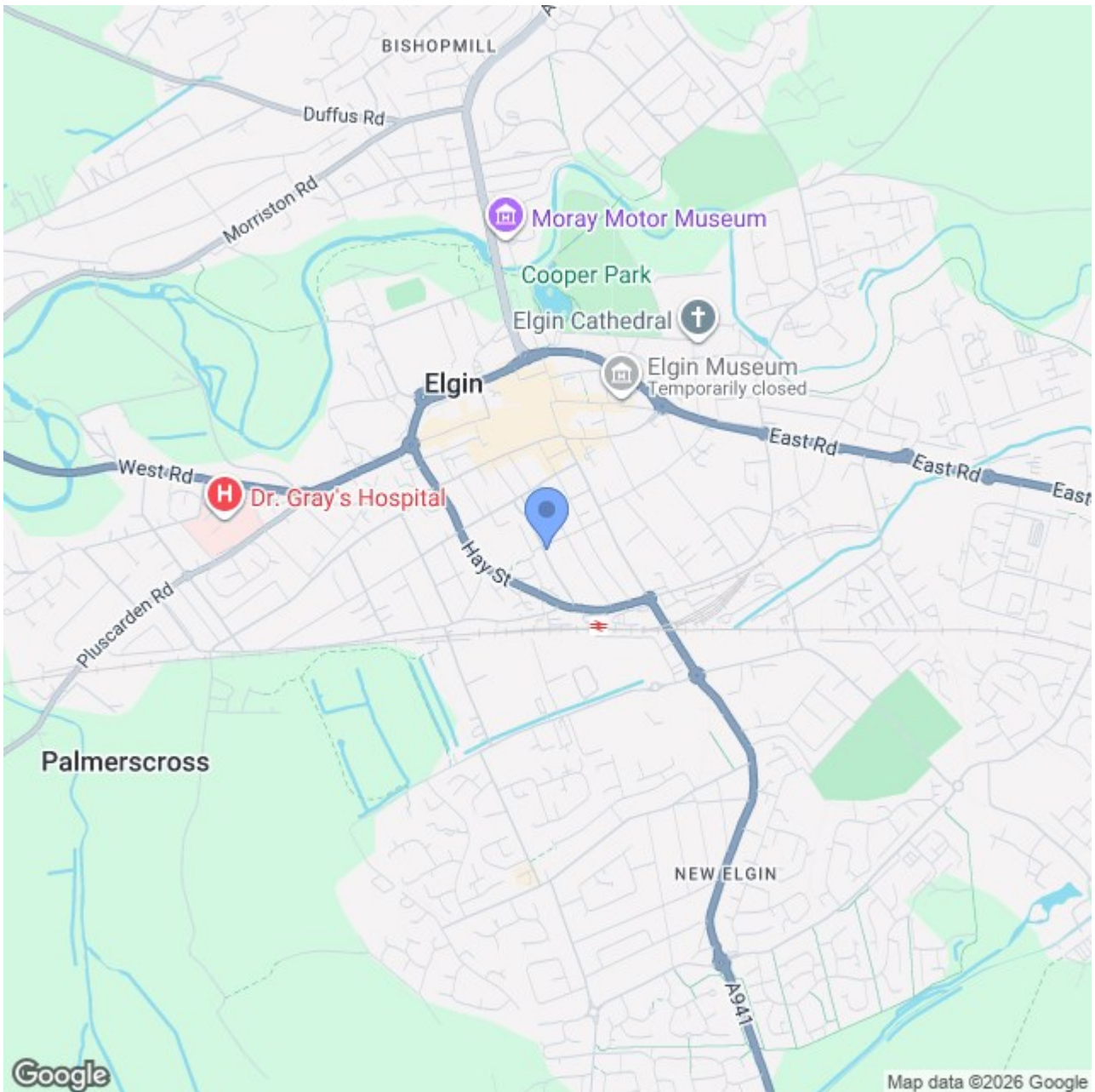
**OUTSIDE**

The rear garden is bound by high walls & is fully paved.

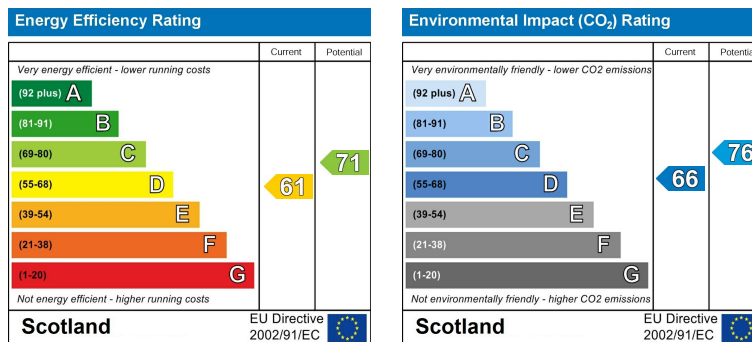
**NOTES**

Included in the asking price is all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the oven; hob & hood; Candy washing machine; Beko fridge freezer in the kitchen.

## Area Map



## Energy Efficiency Graph



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