



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**8 Bain Road, Elgin, IV30 6GD**

**Offers over £235,000**

Semi-detached house nestled in a well-established residential area of Elgin. The property is located a short distance from Linkwood primary school, Magic Roundabout Childcare Centre and Moray Sport Centre. The accommodation is set over 2 floors and comprises entrance hall, lounge, kitchen, dining room, utility room, office/study, 3 double bedrooms and a shower room. The property which is in excellent order throughout further benefits from double glazing, gas central heating, integral garage, front and rear gardens and ample off-street parking.

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### ENTRANCE HALLWAY

Front door; built-in storage cupboard houses the fuse box and electric meter; fitted carpet; ceiling light fitting.

### LOUNGE

11'6" x 11'5" (3.51m x 3.48)

Windows to front; fitted carpet; ceiling light fitting.

### DINING ROOM

10'5" x 9'9" (3.20m x 2.98m)

Patio doors to the rear garden; Karndean flooring; ceiling light fitting.

### KITCHEN

10'5" x 9'6" (3.20m x 2.92m)

Window to rear; fitted kitchen; integrated gas hob and dishwasher; cooker hood; built-in oven; sink; space for fridge/freezer; LVT flooring; ceiling light fitting.

### UTILITY ROOM

8'5" x 5'8" (2.59m x 1.74m)

Back door leading to the rear garden; base units to match the kitchen; stainless steel sink; plumbed for washing machine; LVT flooring; ceiling light fitting.

### GUEST WC

5'6" x 3'0" (1.69m x 0.93m)

Sink & WC; anti-slip vinyl flooring; ceiling light fitting.

### OFFICE/STUDY

11'9" x 5'2" (3.60m x 1.60m)

Fitted carpet; ceiling light fitting.

### STAIRCASE & LANDING

Fitted carpet; built-in storage cupboard; ceiling light fitting; loft hatch.

### BEDROOM 1

13'6" x 11'7" (4.13m x 3.55m)

Velux windows to rear; built-in double mirrored wardrobe; Karndean flooring; ceiling light fitting.

### BEDROOM 2

14'8" x 10'4" (4.48m x 3.17m)

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

### SHOWER ROOM

8'2" x 6'9" (2.51m x 2.06m)

Velux window to rear; sink and WC; spacious shower enclosure with mains shower; anti-slip vinyl flooring; ceiling light fitting.

### BEDROOM 3

11'7" x 10'0" (3.55m x 3.07m)

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

### INTEGRAL GARAGE

Electric up and over door; power and light; range of shelving.

### OUTSIDE

The property has a good deal of off-street parking boarded with an area of low maintenance gravel. The fully enclosed rear garden is partly laid to lawn with shrubs, plants and flowers. There is a decking area with a awning canopy.

### NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all blinds; all bathroom fittings; and TV brackets.

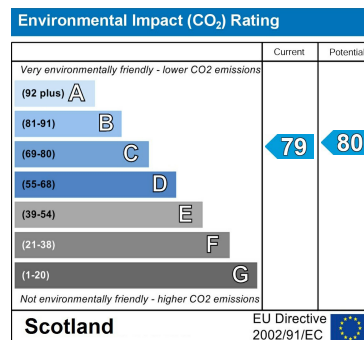
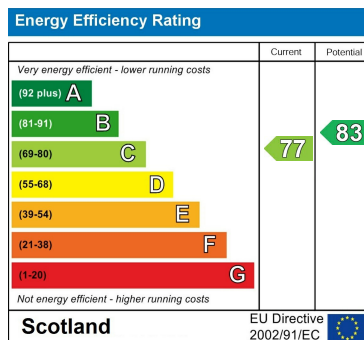
The white goods, wall mounted mirror in the Shower Room, curtains and curtain pole in the Lounge and Dining Room, curtains in Bedroom 2 are not included in the sale.

Flower pots, boy and girl and dolphin garden ornaments, camellia plant behind shed, arbour, and the patio furniture are not included in the sale.

## 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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