



**Harper
Macleod LLP**
Estate Agents & Solicitors



27 Mossend Place, Elgin, IV30 6YB

Offers over £140,000

Modern semi-detached two bedroom house situated in a popular residential area of Elgin & within walking distance of Greenwards Primary School & Elgin High School. The accommodation comprises entrance hallway, lounge, dining kitchen, two double bedrooms & a bathroom. The property further benefits from double glazing, gas central heating & gardens front & rear.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

Tel: 01343 555 150 **Email:** propertyshop.elgin@harpermacleod.co.uk <https://www.estateagencymoray.co.uk>

ENTRANCE HALLWAY

12'1" x 8'8" (3.70m x 2.66m)

UPVC & glazed entrance door, spacious built-in storage cupboard, wood effect flooring, inset ceiling spotlights.

LOUNGE

12'9" x 10'9" (3.91m x 3.28m)

Window to front, wood effect flooring, ceiling light fitting.

DINING KITCHEN

19'9" x 8'7" (6.04m x 2.63m)

Two windows to rear, & door to rear garden, fitted kitchen in white, built-in double electric oven, hob & hood, plumbing & space for washing machine & dishwasher, ample space for fridge freezer & dining table & chairs, wood effect flooring, inset ceiling spotlights.

STAIRCASE & LANDING

9'6" x 5'3" (2.91m x 1.62m)

Built-in shelved storage cupboard, fitted carpet, inset ceiling spotlights, hatch to the loft space.

BEDROOM 1

16'8" x 9'4" (5.10m x 2.87m)

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

BEDROOM 2

10'2" x 10'3" (3.10m x 3.13m)

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

BATHROOM

6'10" x 6'7" (2.10m x 2.03m)

Window to rear, vanity mounted sink & WC, bath & recessed shower enclosure with mains shower, wall mounted towel radiator, wood effect flooring, inset ceiling spotlights.

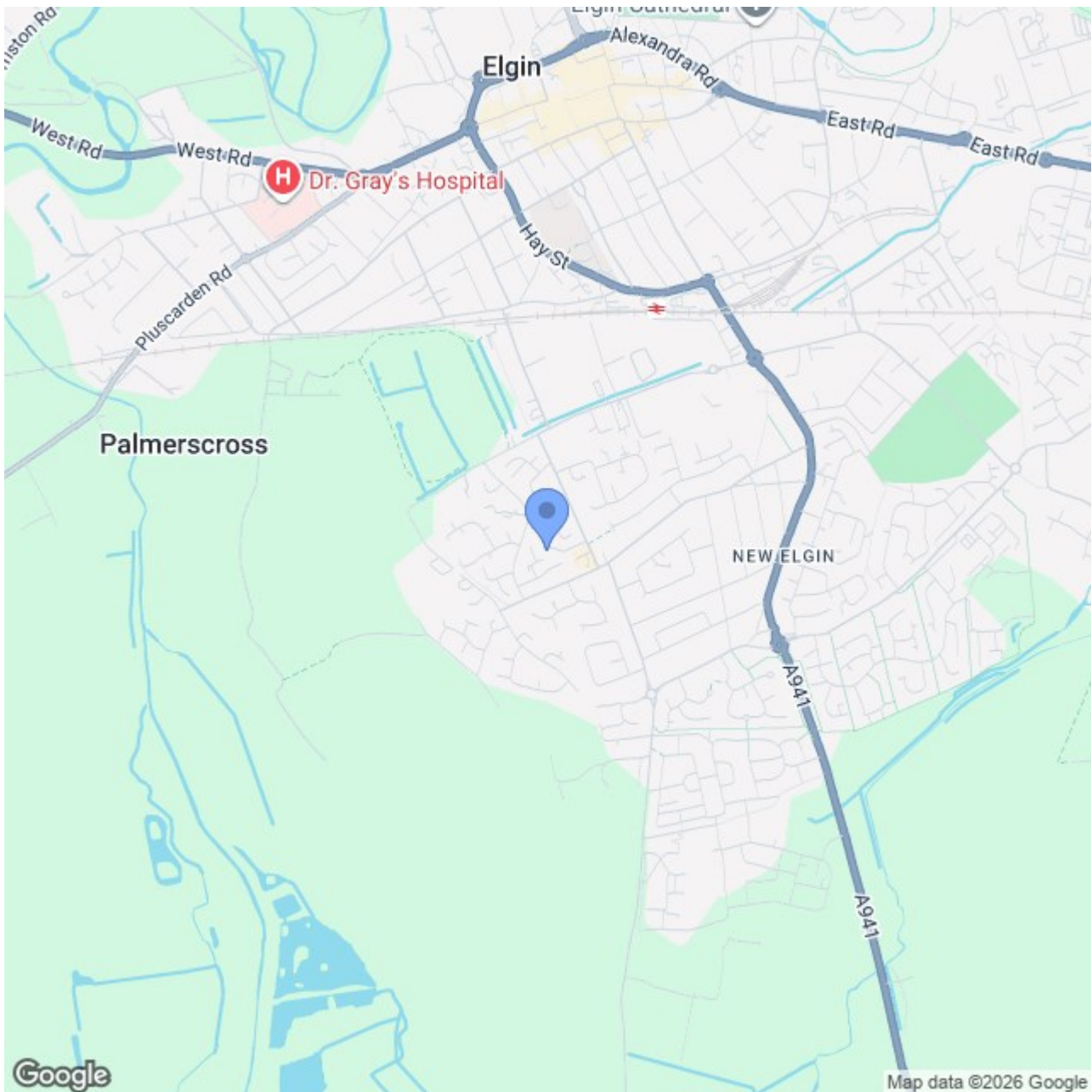
OUTSIDE

The garden to the front is paved & bound by mature shrubs & hedging giving a good degree of privacy. The fully enclosed rear garden is laid with low maintenance gravel & a paved patio area, block built garden shed, rotary clothes dryer.

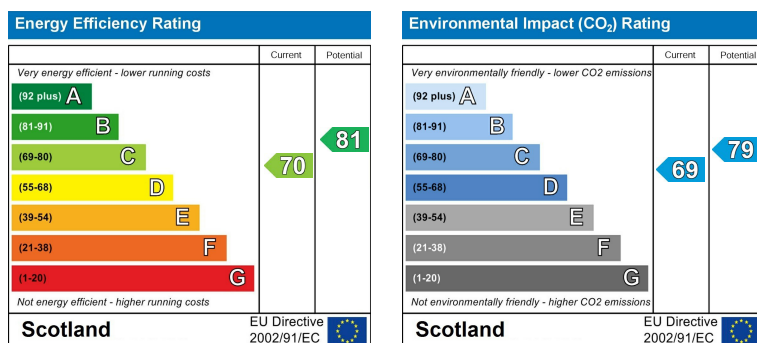
NOTES

Included in the asking price is all carpets and fitted floor coverings, all light fittings, all bathroom fittings, the double oven, hob & hood in the kitchen.

Area Map



Energy Efficiency Graph



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