Harper Macleod LLP
Estate Agents & Solicitors









44 Linkwood Road, Elgin, IV30 6DJ

Offers over £215,000

Modern semi-detached bungalow situated in a popular & convenient residential area within short walking distance of a bus stop & the local retail park & supermarkets. The accommodation comprises entrance hallway, spacious lounge, kitchen, conservatory, three bedrooms & a shower room. The property which is in good order throughout further benfits from double glazing, gas central heating, garage & garden.

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ENTRANCE HALLWAY
UPVC & glazed entrance door, two built-in storage cupboards, one housing the electric consumer units, further spacious double built-in storage cupboard, hatch with pull down ladder to the partially floored loft space which houses the gas central heating boiler, wood effect flooring, ceiling light fittings.

LOUNGE
19'8" x 10'9" (6.01m x 3.29m)
Window to front, ceiling & wall light fittings, wood effect flooring, wall mounted electric fire.

KITCHEN
11'10" x 8'0" (3.62m x 2.44m)
Window to side, fitted kitchen in medium wood effect, built-in electric oven, hob & hood, plumbing & space for washing machine, vinyl flooring, ceiling light fitting.

CONSERVATORY
10'5" x 9'8" (3.19m x 2.96m)
Glazed on two sides, French doors to the rear garden, vinyl flooring, two wall light fittings.

BEDROOM 1
13'3" x 10'7" (4.04m x 3.25m)
Window to rear, double built-in wardrobes, fitted carpet, ceiling light fitting.

BEDROOM 2
10'2" x 9'2" (3.11m x 2.81m)
Window to front, double built-in wardrobes, built-in shelved storage cupbaord, fitted carpet, ceiling light fitting.

BEDROOM 3
8'7" x 8'4" (2.64m x 2.56m)
Window to side, fitted carpet, ceiling light fitting.

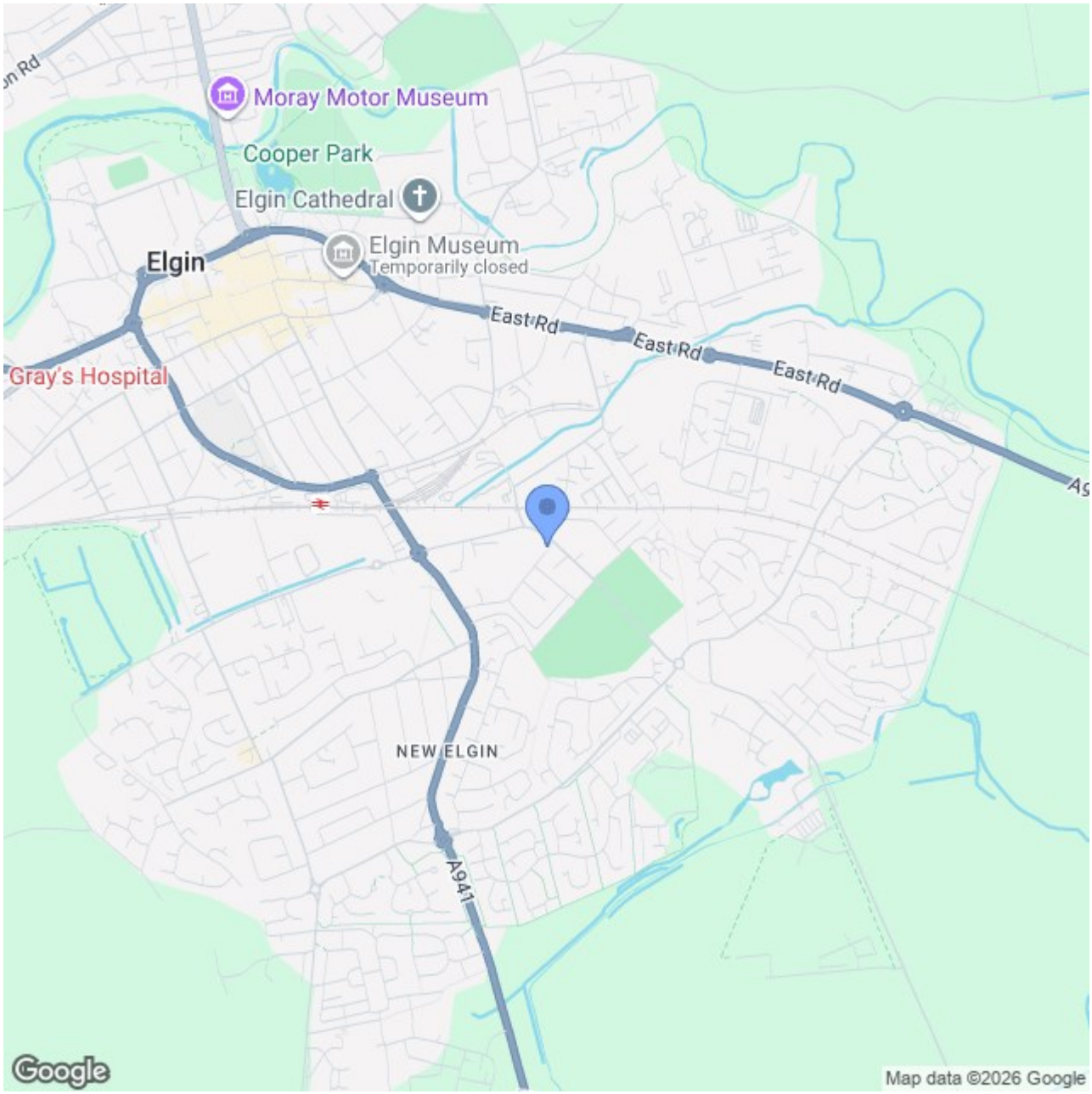
SHOWER ROOM
8'7" x 5'7" (2.63m x 1.71m)
Window to side, vanity mounted sink, WC & shower cubicle with electric shower, towel radiator, non-slip vinyl flooring, ceiling light fitting.

GARAGE
Up & over door, power & light, personnel door to side, the garage is accessed from Milnefield Avenue.

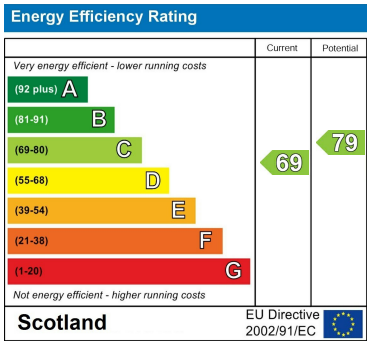
OUTSIDE
The garden to the front has an area of artificial grass with mature planted borders & paving leading from the front to the side & rear. The garden to the rear has an area with artificial grass & rotary clothes dryer.

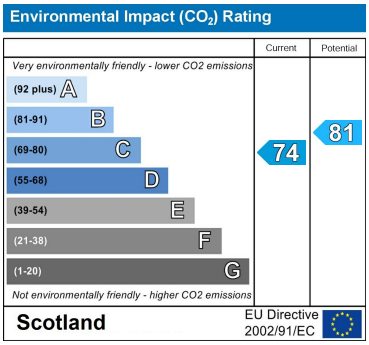
NOTES
Included in the asking price are all carpets & fitted floor coverings, all light fittings, all shower room fittings, the electric oven hob & hood in the kitchen & the rotary clothes dryer in the garden.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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