Harper Macleod LLP
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7 Clackmarras County Houses, Longmorn, IV30 8RL

Offers over £175,000

Semi-detached bungalow situated in the quiet hamlet of Clackmarras and only a short drive from Elgin with all the amenities it has to offer. The accommodation comprises entrance vestibule, hallway, lounge, kitchen, utility room, three bedrooms and a shower room. The property which has been upgraded by the current owners and has lovely views out over the open countryside further benefits from double glazing, oil central heating, garden and driveway.

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

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ENTRANCE VESTIBULE
Wooden and glazed entrance door; cupboard housing the electric consumer units; tile effect flooring; inset ceiling spotlights

HALLWAY
Two spacious built-in cupboards; hatch with pull down ladder to the loft space; engineered wood flooring; inset ceiling spotlights.

LOUNGE
14'8" x 12'4" (4.48m x 3.78m)
Window to front; recessed multi-fuel stove; engineered wood flooring; ceiling light fitting.

KITCHEN
10'5" x8'8" (3.18m x2.65m)
Window to rear; fitted kitchen in painted wood effect; built-in electric oven, hob and hood; integrated dishwasher and fridge freezer; vinyl flooring; inset ceiling spotlights.

REAR VESTIBULE & UTILITY
15'1" x 4'0" (4.60m x 1.22m)
Window to rear and uPVC and glazed door to the rear garden; sink; plumbing and space for washing machine and tumble dryer; vinyl flooring; inset ceiling spotlights.

BEDROOM 1
12'5" x 11'5" (3.79m x 3.50m)
Window to front; range of fitted wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 2
13'2" x 10'0" (4.03m x 3.05m)
Window to rear; built-in wardrobe; built-in storage space; fitted carpet; ceiling light fitting.

BEDROOM 3
11'8" x 9'3" (3.58m x 2.82m)
Window to side; built-in wardrobe; engineered wood flooring; ceiling light fitting.

SHOWER ROOM
6'1" x 5'11" (1.87m x 1.81m)
Window to rear; vanity mounted sink; WC; spacious shower enclosure with mains shower; wall mounted towel radiator; ceramic tile flooring with electric underfloor heating; inset ceiling spotlights.

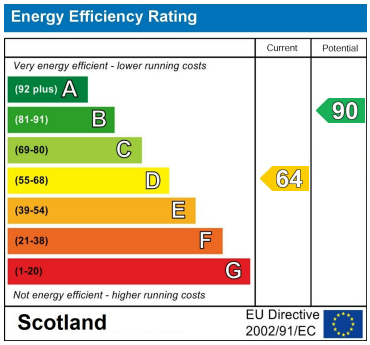
OUTSIDE
The garden to the front is fully enclosed with areas of lawn, mature planted shrubs, cooking apple and pear trees. A driveway provides off-street parking for several cars. The rear garden is also laid to lawn with mature plum and eating apple trees. Substantial wooden shed, fully insulated with power and light; log store.

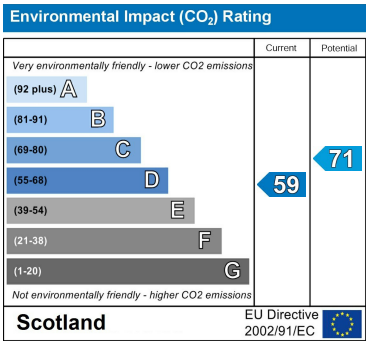
NOTES
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room fittings; the built-in electric oven, hob, hood, integrated dishwasher and fridge freezer in the kitchen and the wooden shed and log store in the garden.

Area Map



Energy Efficiency Graph





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