Harper Macleod LLP
Estate Agents & Solicitors









19 Murdoch's Wynd, Elgin, IV30 1TW

Offers over £135,000

Semi-detached spacious house located within easy walking distance of Elgin High Street and all it's amenities. The accommodation is set over 2 floors and comprises entrance hallway, lounge, kitchen, 3 bedrooms and a bathroom. The property further benefits from double glazing, gas central heating and a fully enclosed patio area with views overlooking Lady Hill.

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ENTRANCE HALLWAY
uPVC and glazed entrance door; fitted carpet; ceiling light fitting; built-in under stair cupboard with power and light fitting.

LOUNGE
16'9" x 10'5" (5.12m x 3.18m)
Windows to rear; feature brick wall; stone fireplace with gas fire; fitted carpet; ceiling and wall light fittings.

KITCHEN
16'4" x 14'3" (5m x 4.35m)
Dual aspect windows; fitted kitchen; space for fridge freezer, washing machine, dishwasher and a slot in cooker; cooker hood; sink; vinyl flooring and fitted carpet; fluorescent ceiling light fittings.

STAIRCAISE AND LANDING
Window to side; 3 built in storage cupboards (one houses the gas boiler); fitted carpet; access hatch with Ramsay ladder which leads to a fully floored loft with light fitting.

BEDROOM 1
13'1" x 8'6" (4m x 2.60m)
Window to rear; fitted carpet; ceiling light fitting.

BEDROOM 2
10'9" x 10'6" (3.30m x 3.22m)
Window to rear; fitted carpet; ceiling light fitting.

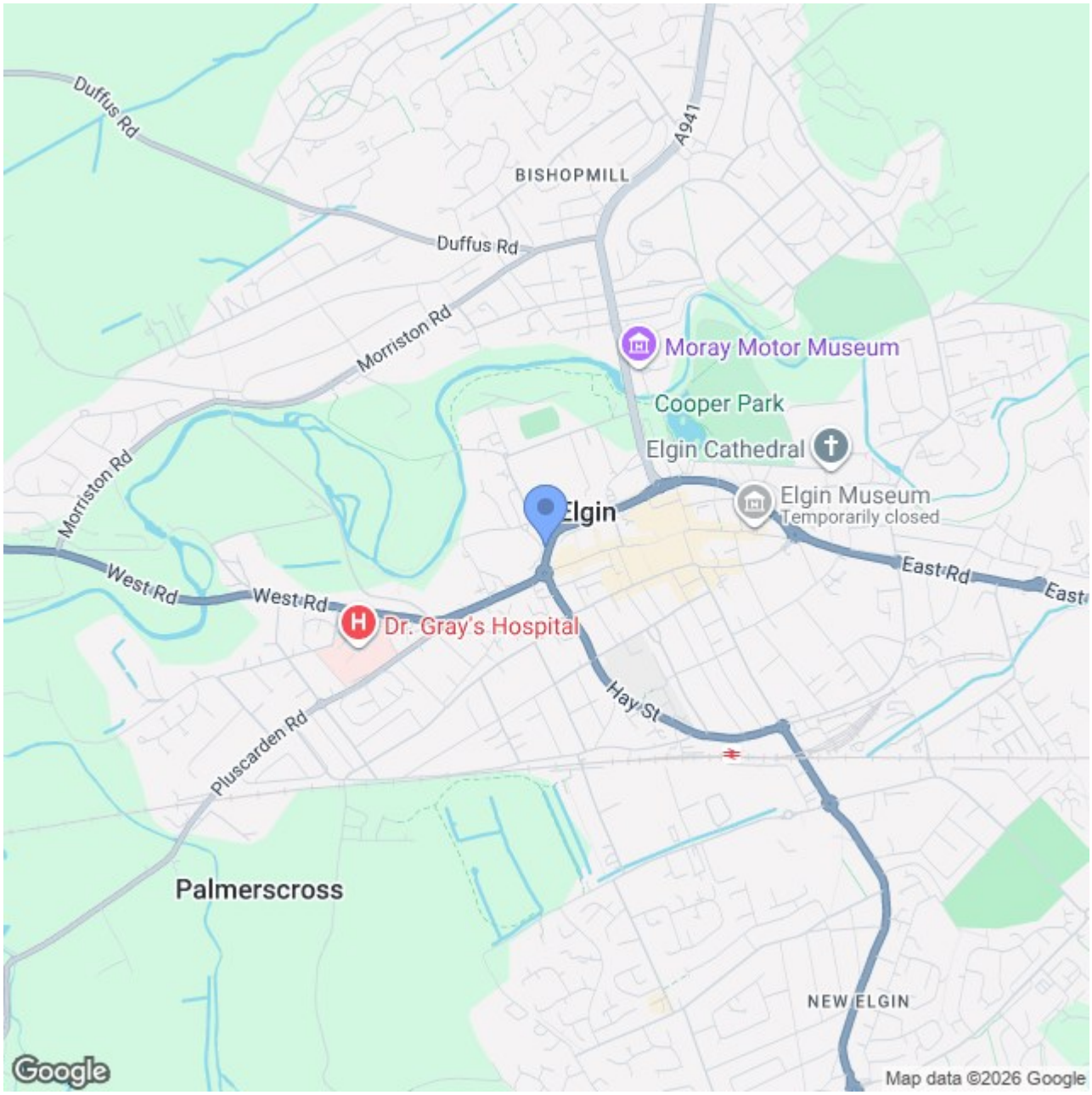
BATHROOM
7'2" x 7'0" (2.20m x 2.15m)
Frosted window to front; WC and sink; bath with mains shower over; vinyl flooring; ceiling light fitting.

BEDROOM 3
10'6" x 7'7" (3.22m x 2.33m)
Window to rear; fitted carpet; ceiling light fitting.

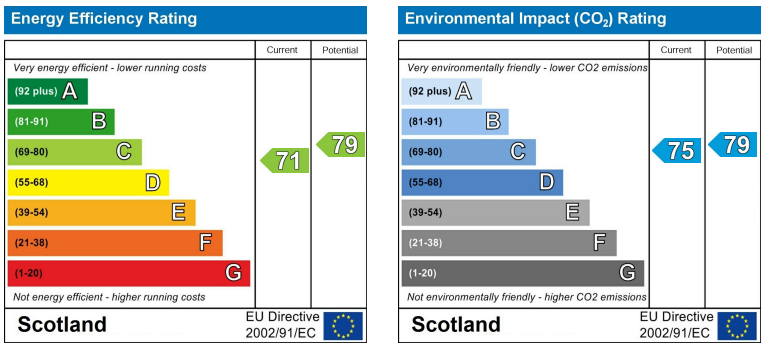
OUTSIDE
There is a fully enclosed patio area which lies directly in front of the property with lovely views overlooking Lady Hill. There is an additional small garden area laid in chipped stones with a rotary dryer.

NOTES
Included in the asking price are all carpets and fitted floor coverings, all light fittings, all blinds, all bathroom fittings and the slot-in cooker & hood in the kitchen.

Area Map



Energy Efficiency Graph



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