



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**33 Hermes Road, Elgin, IV30 4LH**

**Offers over £165,000**

Three bedroom semi-detached house situated in the popular Bishopmill within walking distance of Seafield Primary School. The accommodation comprises, entrance hallway, lounge, kitchen, dining room, three bedrooms, WC, & shower room. The property further benefits from double glazing, electric heating (under-floor heating in the kitchen), driveway providing off street parking and front & rear gardens.

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

Tel: 01343 555 150 Email: [propertyshop.elgin@harpermacleod.co.uk](mailto:propertyshop.elgin@harpermacleod.co.uk) <https://www.estateagencymoray.co.uk>

**ENTRANCE HALLWAY**

12'0" x 6'7" (3.68m x 2.02m)



UPVC & glazed entrance door with glazed side panel, under stair storage cupboard housing the electric consumer units, ceiling light fitting, wood effect laminate flooring, staircase to first floor.

**LOUNGE**

13'7" x 11'11" (4.16m x 3.64m)



Window to front, fireplace with electric fire, ceiling light fitting, fitted carpet.

**KITCHEN**

11'4" x 9'1" (3.47m x 2.77m)



Window to rear, modern fitted kitchen, Neff electric hob, Neff hood, Neff oven & microwave, Bosch washing machine, under-stair storage space with space for tumble dryer, inset ceiling spotlights, wood effect flooring with under floor heating, UPVC & glazed door to rear garden.

**DINING ROOM**

11'1" x 10'9" (3.39m x 3.29m)



Patio doors leading out to rear garden, ceiling light fitting, wood effect flooring.

### STAIRCASE & LANDING



Window to side, hatch to loft space, cupboard housing hot water tank, ceiling light fitting, fitted carpet.

### WC

5'1" x 2'9" (1.55m x 0.85m)



Window to rear, WC; ceiling light fitting, wood effect flooring.

### SHOWER ROOM

5'10" x 5'2" (1.80m x 1.58m)



Window to rear, built-in shower cubicle with Mira Sport electric shower, vanity mounted sink, wall mounted chrome heated towel radiator, LED mirrors, ceiling light fitting, tiled flooring.

### BEDROOM 1

13'8" x 10'9" (4.17m x 3.30m)



Window to rear, built-in wardrobe with hanging rail & shelving, ceiling light fitting, fitted carpet.

**BEDROOM 2**

13'8" x 10'6" (4.17m x 3.21m)



Window to front, built-in wardrobe with hanging rail and shelving, ceiling light fitting, fitted carpet.

**BEDROOM 3**

9'1" x 7'3" (2.78m x 2.22m)



Window to front, built-in wardrobe with hanging rail & shelving, ceiling light fitting, fitted carpet.

**OUTSIDE**

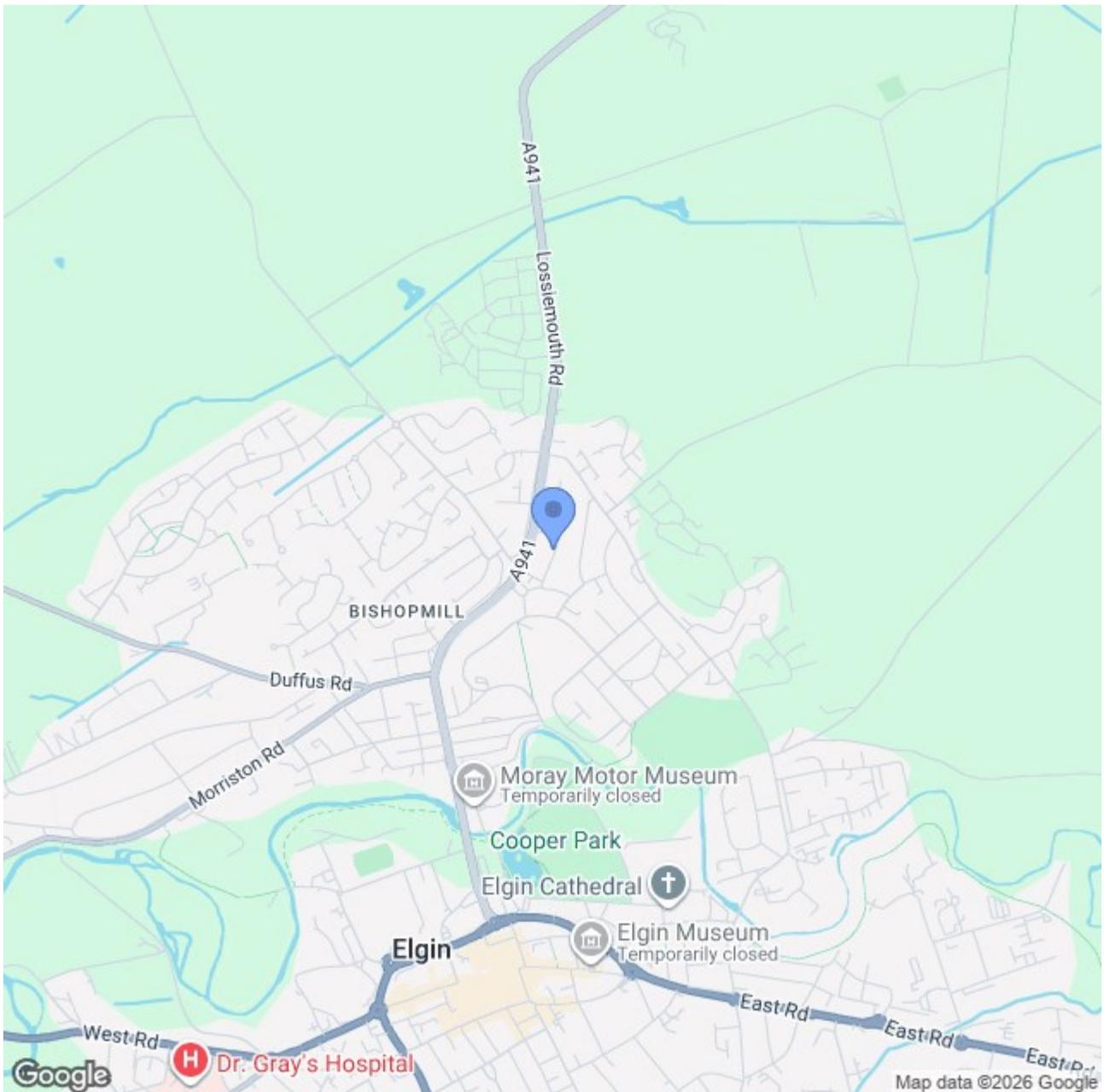


The front garden is gravelled for easy maintenance with a paved driveway providing off-street parking. The fully enclosed rear garden is laid mainly to lawn with a paved patio area, raised beds for planting, mature plants & shrubs, stone built store.

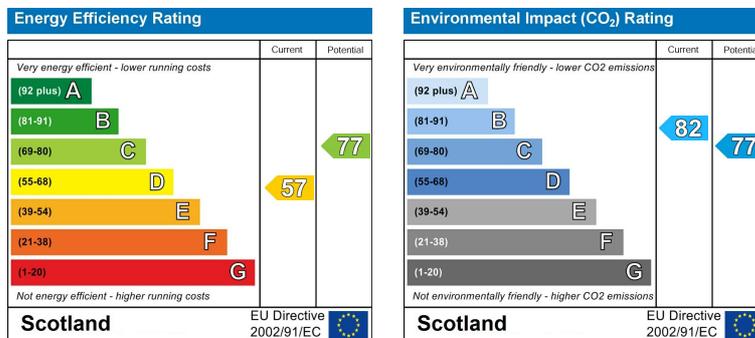
**NOTES**

Included in the asking price is all carpets and fitted floor coverings, all blinds & curtains, all light fittings, all shower room & WC fittings, the oven, hob & hood, bosch washing machine in the kitchen and stone built store 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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