



**Harper
Macleod LLP**
Estate Agents & Solicitors



24 Fraser Avenue, Elgin, IV30 4EX
Offers over £170,000

End terraced three bedroom house situated in a popular residential area of Elgin and within distance of Seafield primary school and nursery. The accommodation comprises entrance hallway, lounge, dining room, kitchen, guest wc, three bedrooms and a shower room. The property further benefits from double glazing, gas central heating and gardens front and rear.

HALLWAY

uPVC and glazed entrance door; double built-in storage cupboard housing the gas central heating boiler; fitted carpet; ceiling light fitting.

LOUNGE

16'0" x 11'1" (4.90m x 3.40m)

Window to front; living flame gas fire; fitted carpet; ceiling light fitting.

DINING ROOM

9'10" x 8'2" (3.00m x 2.50m)

Window to front; fitted carpet; ceiling light fitting.

KITCHEN

11'9" x 9'10" (3.60m x 3.00m)

Window to rear; fitted kitchen in medium wood effect; built-in double electric oven, 4 ring gas hob and hood; integrated dishwasher; plumbing and space for washing machine; vinyl flooring; ceiling strip light.

GUEST WC

6'11" x 5'0" (2.13m x 1.54m)

Window to rear; sink; WC; vinyl flooring; ceiling light fitting.

REAR VESTIBULE

6'4" x 2'11" (1.95m x 0.90m)

Understair cupboard; vinyl flooring; ceiling light fitting; door to the rear garden.

STAIRCASE AND LANDING

Window to side; built-in shelved storage cupboard; hatch with pull down ladder to the partially floored loft space; fitted carpet; ceiling light fitting.

BEDROOM 1

13'1" x 9'10" (4.00m x 3.00m)

Two windows to front; fitted carpet; ceiling light fitting.

BEDROOM 2

12'5" x 9'10" (3.80m x 3.00m)

Window to front; double built-in wardrobes; fitted carpet; ceiling light fitting.

BEDROOM 3

10'9" x 10'5" (3.30m x 3.20m)

Window to rear; fitted carpet; ceiling light fitting.

SHOWER ROOM

6'2" x 5'6" (1.90m x 1.70m)

Window to rear; vanity mounted sink; WC and shower cubicle with mains shower; chrome towel radiator; tile effect flooring; inset ceiling spotlights.

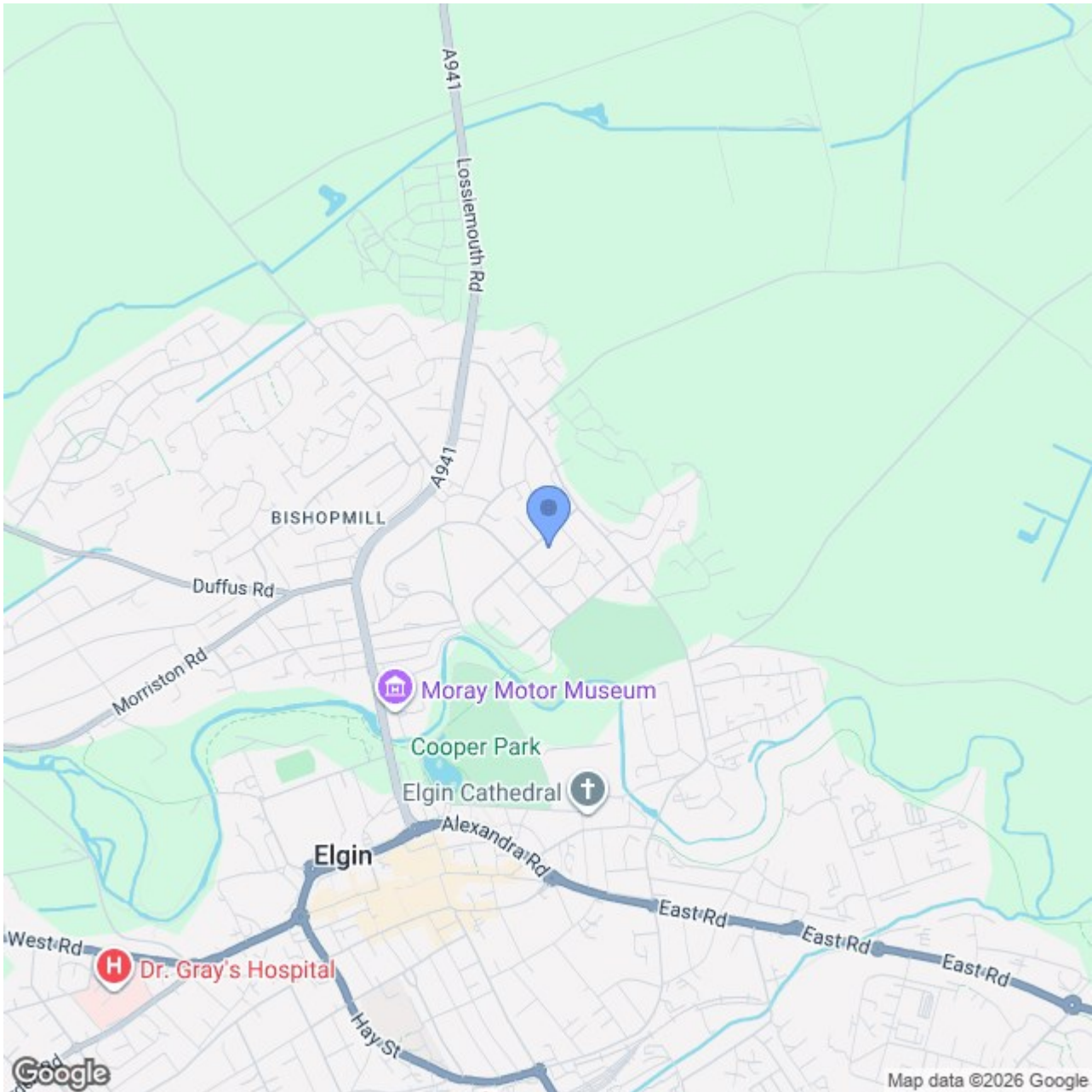
OUTSIDE

The garden to the front has an area of lawn with mature planted borders. A paved pathway leads to the rear garden. The fully enclosed rear garden has a substantial patio area and raised area of lawn; wooden garden shed.

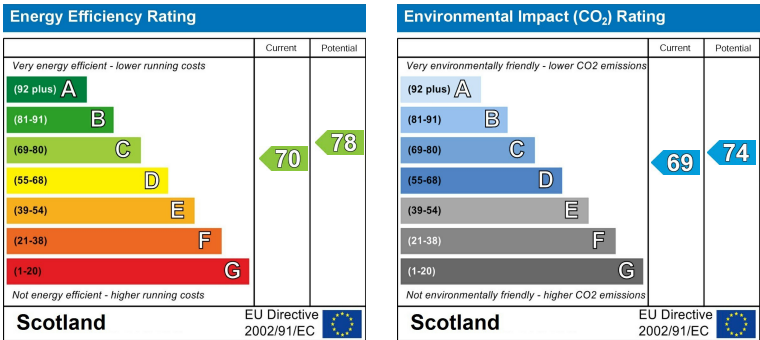
NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all shower room and guest WC fittings, the built-in double electric oven, four ring gas hob, hood and integrated dishwasher in the kitchen and the wooden shed in the garden.

Area Map



Energy Efficiency Graph



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