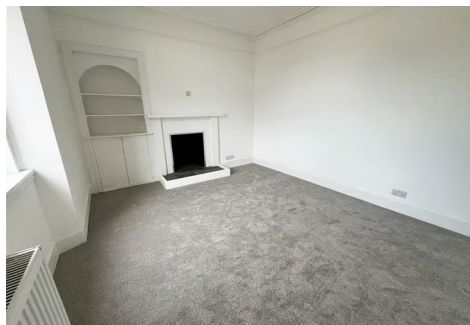
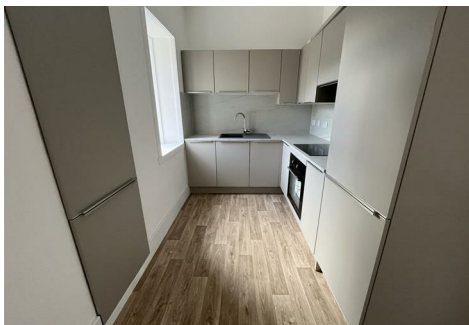




**Harper
Macleod LLP**
Estate Agents & Solicitors



6 The Wards, Elgin, IV30 6AA

Fixed price £153,500

Traditional semi-detached house recently renovated and upgraded by the current owner and an ideal first time buy or investment purchase. The accommodation comprises entrance hallway, lounge, dining kitchen, utility room, two bedrooms and a shower room. The property which is in excellent order throughout further benefits from double glazing, gas central heating and a fully enclosed rear garden.

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ENTRANCE HALLWAY



Composite entrance door; spacious under stair cupboard; ceiling light fitting; wood effect vinyl flooring.

LOUNGE

13'7" x 11'7" (4.16m x 3.54m)



Window to front; feature fire surround; shelved recess; fitted carpet; ceiling light fitting.

DINING KITCHEN

20'4" x 10'4" at longest & widest (6.20m x 3.16m at longest & widest)



Two windows to rear; newly fitted kitchen; built-in single electric oven, hob and hood; integrated fridge freezer and slimline dishwasher; built-in shelved storage cupboard; wood effect vinyl flooring; inset ceiling spotlights and ceiling light fitting.

UTILITY ROOM

5'11" x 4'6" (1.82m x 1.38m)



Window to rear; wall mounted kitchen unit; plumbed in washer dryer; wood effect vinyl flooring; inset ceiling spotlight.

STAIRCASE AND LANDING



Velux window to front; spacious built-in storage cupboard; fitted carpet; wall light fitting.

BEDROOM 1

13'5" x 10'6" (4.11m x 3.22m)



Dormer window to front; fitted carpet; ceiling light fitting.

BEDROOM 2

10'2" x 6'4" (3.12m x 1.94m)



Window to rear; fitted carpet; ceiling light fitting.

SHOWER ROOM

8'10" x 4'11" (2.70m x 1.51m)



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

OUTSIDE



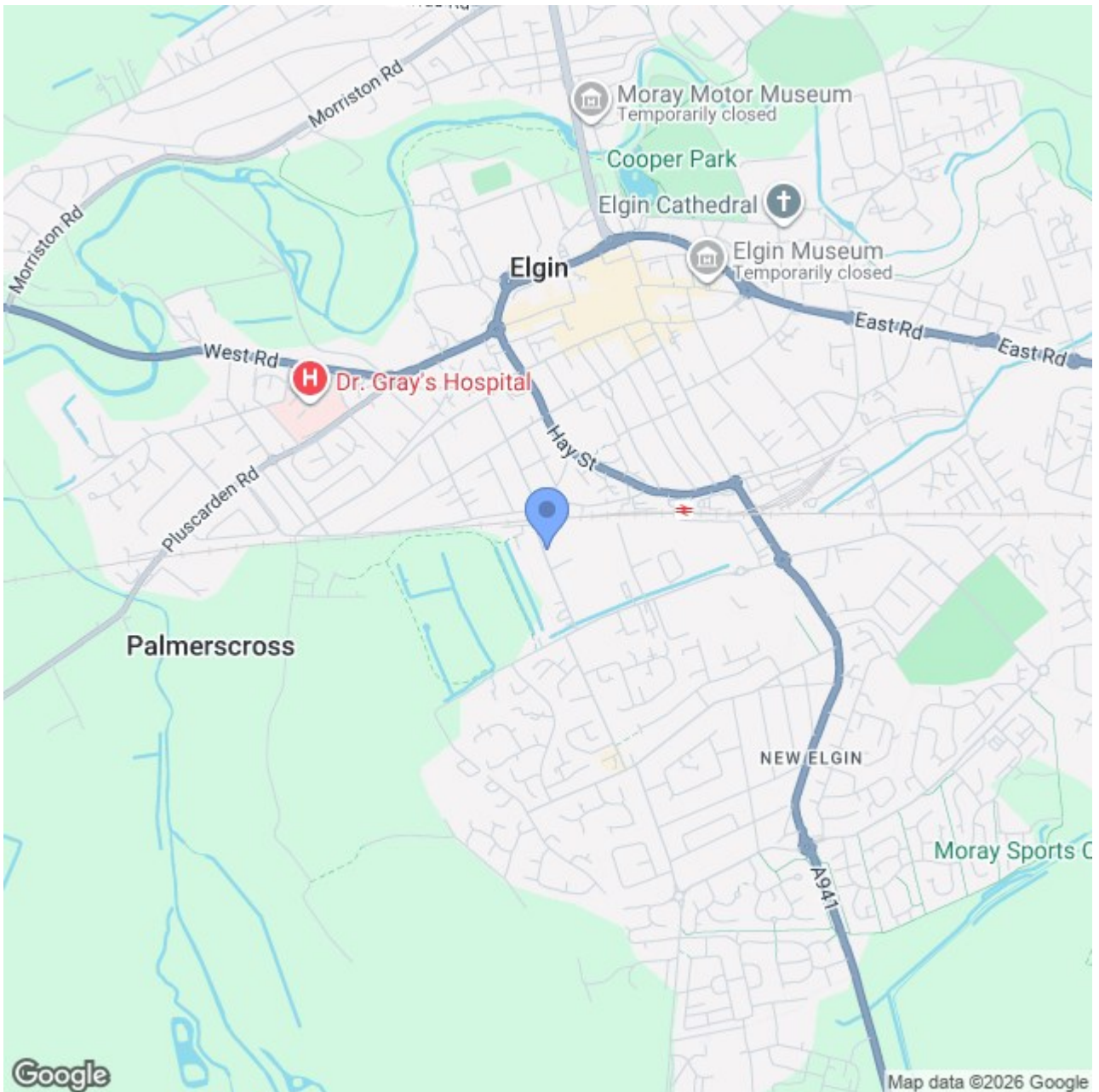
The rear garden is fully enclosed with a gate leading to the front of the property and has a good size patio area and area of lawn.

NOTES

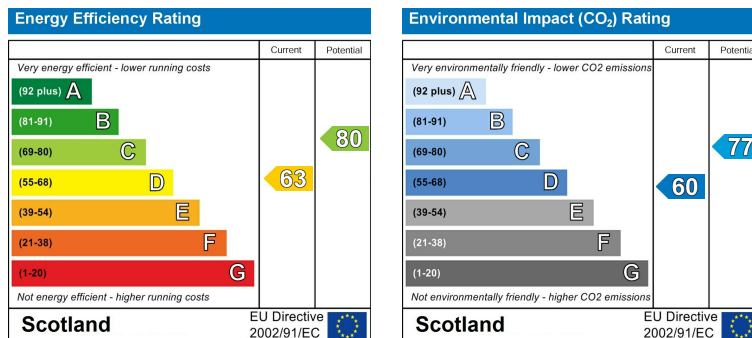
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all shower room fittings; the oven, hob, hood and integrated fridge freezer and slimline dishwasher in the kitchen and the washer dryer in the utility room.



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.

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