



**Harper
Macleod LLP**
Estate Agents & Solicitors



5 Corgarff Road, Elgin, IV30 8BH
Offers over £228,000

Semi-Detached three bedroom house situated in the popular Springfield's Elgin South development. The accommodation comprises entrance hallway, lounge, dining kitchen, guest WC, three bedrooms (one en-suite) and a family bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, gardens front and rear and off-street parking.

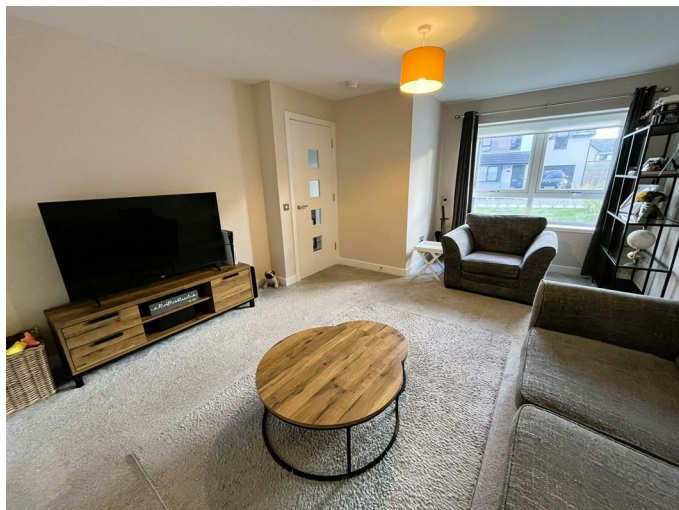
ENTRANCE HALLWAY



Entrance door; wood effect flooring; ceiling light fitting.

LOUNGE

16'7" x 12'11" (5.08m x 3.95m)



Window to front; fitted carpet; ceiling light fitting.

DINING KITCHEN

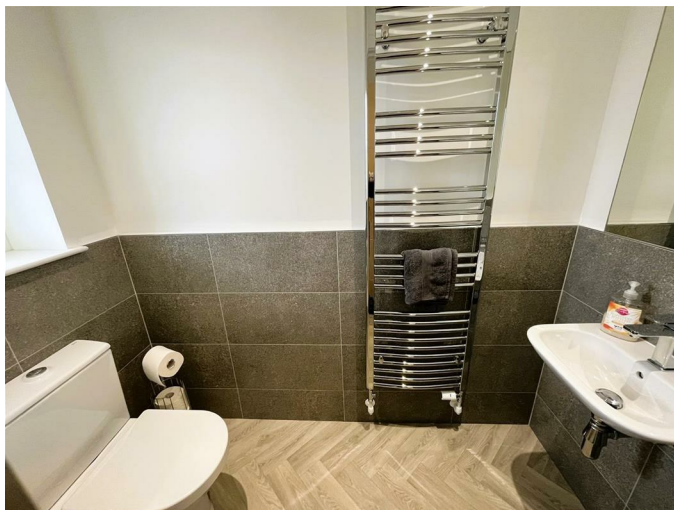
16'8" x 9'6" (5.09m x 2.92m)



Window to rear; fitted kitchen in contemporary grey gloss; double electric oven; four ring gas hob and hood; integrated dishwasher and fridge freezer; plumbing and space for washing machine; concealed wall mounted gas central heating boiler; spacious under-stair cupboard; wood effect flooring; inset ceiling spotlights; ceiling light fitting.

GUEST WC

6'9" x 3'4" (2.06m x 1.04m)



Window to front; sink & WC; wood effect flooring; inset ceiling spotlight.

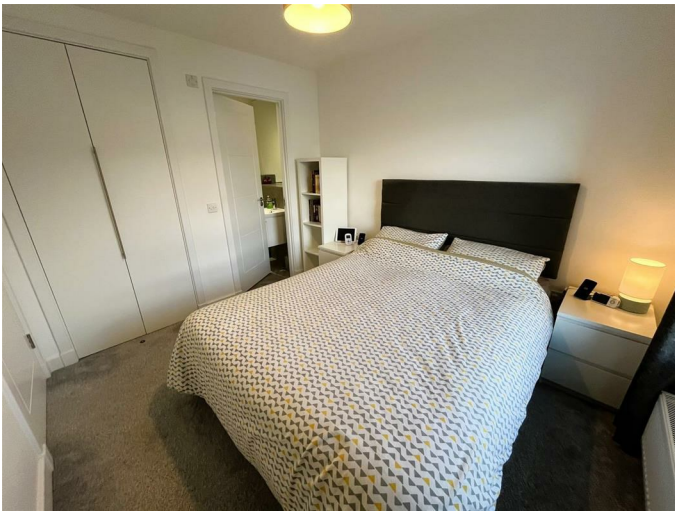
STAIRCASE AND LANDING



Window to side; built-in storage cupboard; fitted carpet; ceiling light fitting.

BEDROOM 1

10'4" x 9'1" (3.16m x 2.79m)



Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM

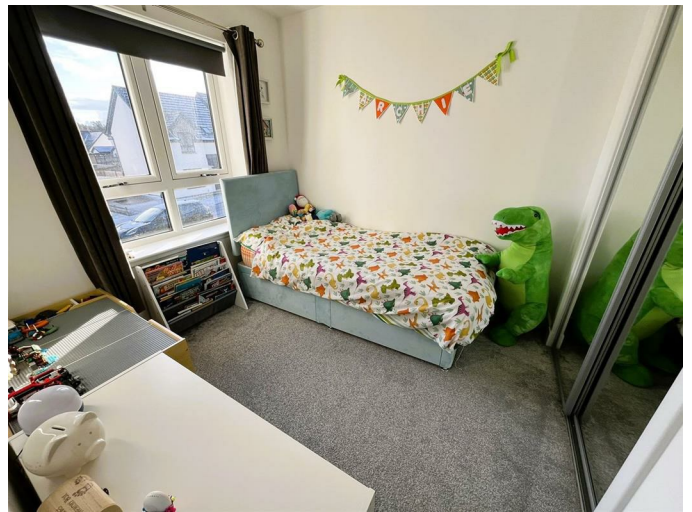
7'7" x 4'11" (2.32m x 1.51m)



Internal room; vanity mounted sink; WC and shower enclosure with mains shower; wood effect flooring; inset ceiling spotlight.

BEDROOM 2

8'1" x 8'1" (2.48m x 2.47m)



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

BEDROOM 3

8'11" x 8'1" (2.74m x 2.48m)



Window to front; built in single wardrobe; fitted carpet; ceiling light fitting.

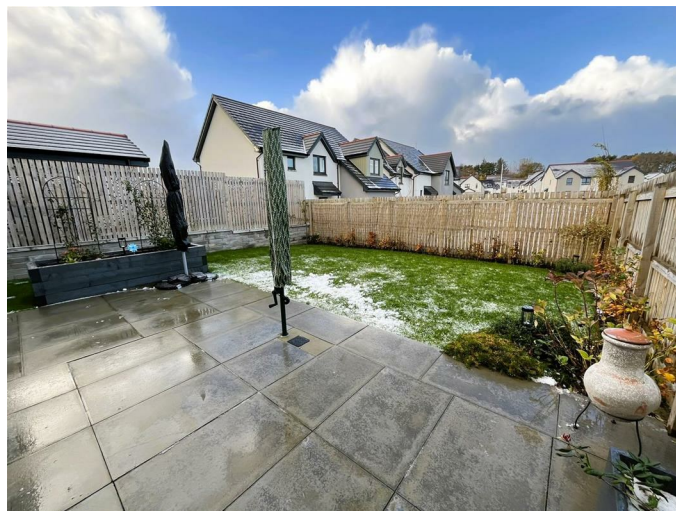
BATHROOM

8'11" x 8'1" (2.74m x 2.48m)



Window to rear; vanity mounted sink; WC and bath with mains shower over; wall mounted towel radiator; wood effect flooring; inset ceiling spotlights.

OUTSIDE

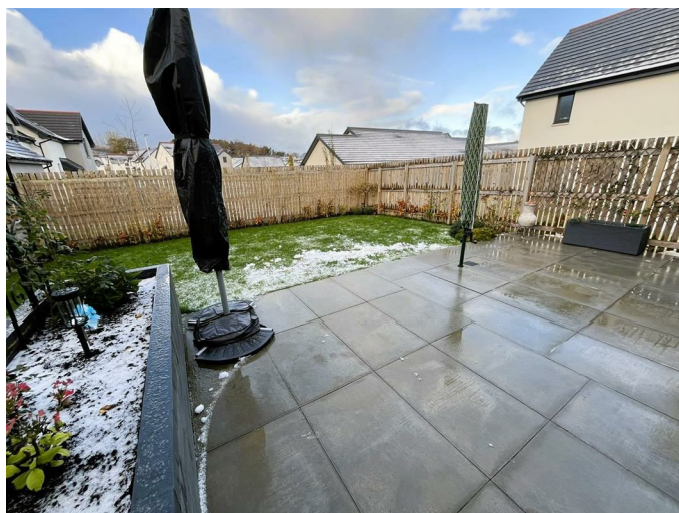


The garden to the front is laid to lawn with planted border; a driveway provides off street parking for two cars. The fully enclosed rear garden is mainly lawn with a patio area; planted border and raised bed.

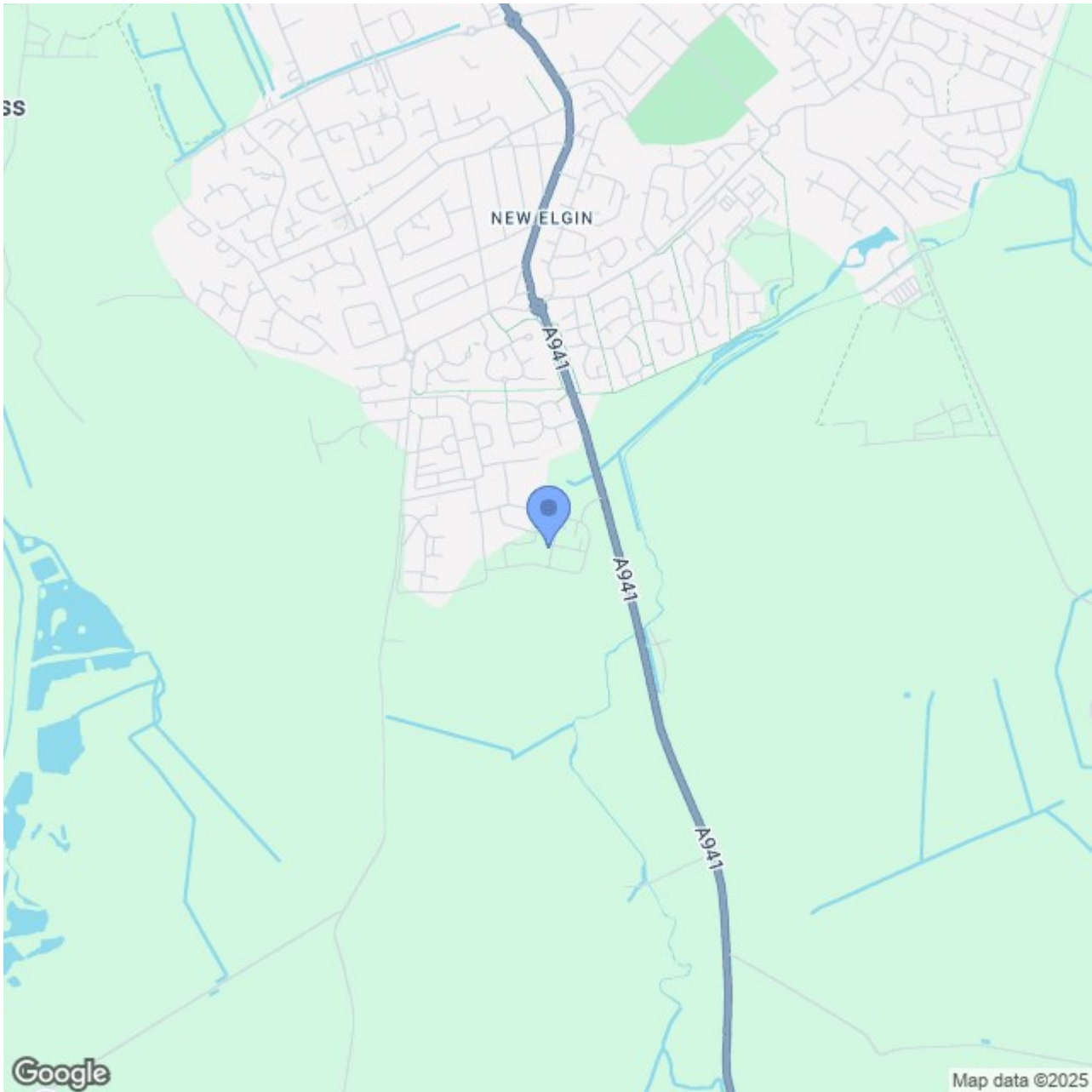
NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom, en-suite and guest WC fittings; the double electric oven, gas hob, hood, integrated dishwasher and fridge freezer in the kitchen and the garden shed.

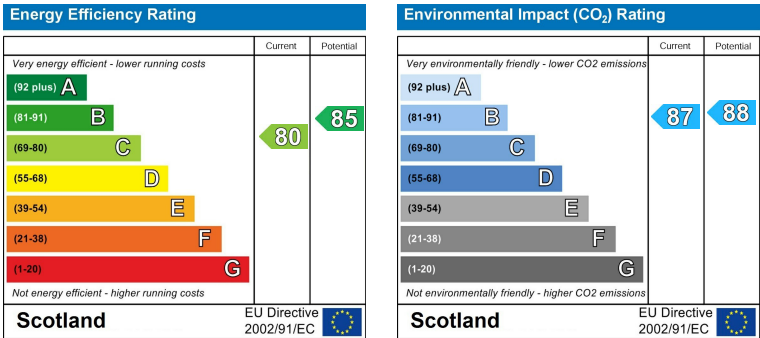




Area Map



Energy Efficiency Graph



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