



**Harper
Macleod LLP**
Estate Agents & Solicitors



2 Linkwood Road, Elgin, IV30 6DH

Offers in the region of £170,000

****£10,000 BELOW HOME REPORT VALUATION ****

Semi-detached four bedroom house situated in a convenient location for the retail parks & within walking distance of the railway station & town centre. The accommodation comprises on the ground floor entrance hallway, lounge, dining kitchen, dining room/bedroom 4, guest WC, and on the first floor, three further bedrooms and a bathroom. The property whilst in need of some modernisation further benefits from double glazing, gas central heating, wooden garage, garden & a driveway providing off-street parking.

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ENTRANCE HALLWAY

UPVC & glazed entrance door; wood effect flooring; under stair cupboard housing the gas central heating boiler; ceiling light fitting.

LOUNGE

15'1" x 11'2" (4.61m x 3.41m)

Window to front; fire surround with gas fire; fitted carpet; ceiling light fitting.

DINING ROOM/BEDROOM 4

15'2" x 9'11" (4.64m x 3.03m)

Window to rear; fitted carpet; ceiling light fitting

GUEST WC

5'2" x 4'0" (1.60m x 1.22m)

Window to side; sink & WC; wood effect flooring; ceiling light fitting.

DINING KITCHEN

16'6" x 12'7" (5.03m x 3.84m)

Window to rear; fitted kitchen in light wood effect; slot-in electric cooker; plumbed in Indesit washing machine.

STAIRCASE & LANDING

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

BEDROOM 1

13'11" x 11'8" (4.26m x 3.58m)

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

BEDROOM 3

9'8" x 7'0" (2.97m x 2.15m)

Window to rear; built-in storage unit; fitted carpet; ceiling light fitting.

BEDROOM 2

10'5" x 9'9" (3.18m x 2.98m)

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

BATHROOM

6'3" x 5'10" (1.93m x 1.79m)

Window to rear; sink; WC & bath with electric shower over; vinyl flooring; ceiling light fitting.

GARAGE

Spacious wooden garage with power.

OUTSIDE

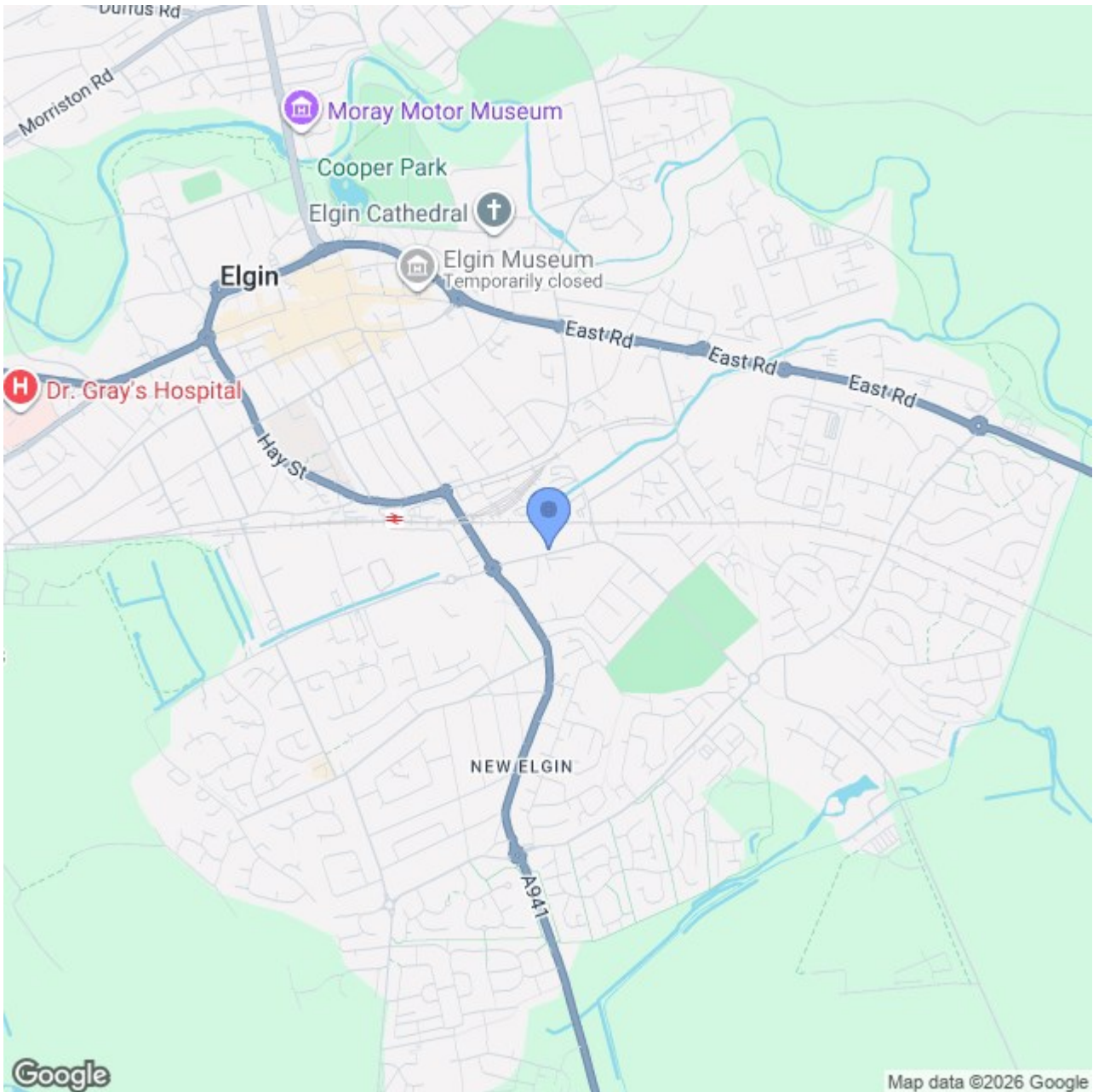
The garden to the front has an area of lawn & paving. A good

size driveway provides off-street parking for at least two cars. The rear garden has areas of lawn, paving & low maintenance gravel & planted with mature shrubs.

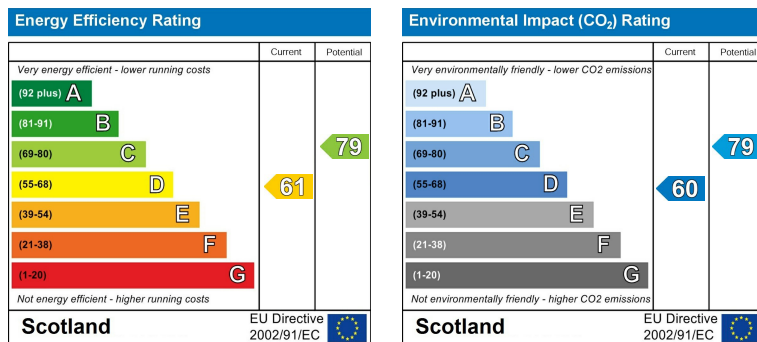
NOTES

Included in the asking price is all carpets & fitted floor coverings, all light fittings, all bathroom & guest WC fittings, slot-in electric cooker & Indesit washing machine in the kitchen.

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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