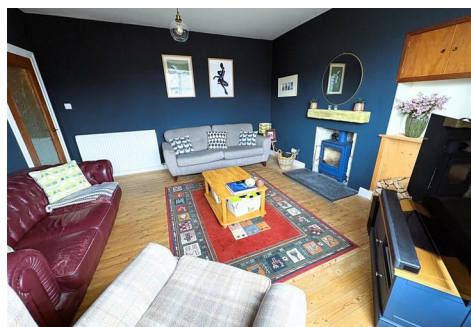




**Harper
Macleod LLP**
Estate Agents & Solicitors



12 Petrie Crescent, Elgin, IV30 1PE
Offers over £230,000

Beautifully presented two bedroom semi-detached house situated in a quiet location and within walking distance of West End primary school. The spacious accommodation is set over two floors and comprises entrance vestibule, hallway, lounge, sitting room, kitchen, conservatory, 2 double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, front and rear gardens, integral single garage and off-street parking.

ENTRANCE VESTIBULE

6'4" x 4'5" (1.94m x 1.37m)

Entrance door; tiled flooring; ceiling light fitting.

HALLWAY

Laminate flooring; ceiling light fitting; under stairs storage cupboard houses the fuse box and electric meter.

LOUNGE

15'4" x 13'7" (4.68m x 4.15m)

Bay window to front; wooden flooring; wood burning stove with stone surround; wooden mantel piece and slate hearth; ceiling light fitting.

SITTING ROOM

15'1" x 12'0" (4.61m x 3.68m)

Window to rear; wood burning stove with stone surround; wooden mantle piece and slate heart; wooden flooring; alcove with built-in storage; ceiling light fitting.

KITCHEN

12'3" x 8'3" (3.75m x 2.52m)

Window to side; fitted kitchen; sink; slot-in gas cooker; space for free standing fridge freezer; plumbing for dishwasher; ceiling light fitting; laminate flooring.

CONSERVATORY

12'2" x 9'6" (3.71m x 2.91m)

Glazed 3 sides; wooden flooring; door and patio doors to rear garden; wall light fittings.

STAIRCASE & LANDING

Fitted carpet; wooden banister; skylight to side; ceiling light fitting; access hatch with Ramsay ladder which leads to a fully floored loft with light fitting.

BEDROOM 1

13'9" x 12'10" (4.20m x 3.93m)

Window to front; fitted carpet; 2 built-in single wardrobes and a built-in double wardrobe; ceiling light fitting.

BATHROOM

10'6" x 7'9" (3.21m x 2.37m)

Frosted window to rear; shower enclosure with mains shower; free standing bath with tap shower attachments, WC and sink; tiled flooring; ceiling light fitting.

BEDROOM 2

15'1" x 12'4" (4.62m x 3.78m)

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

GARAGE

Single garage with power, light, EV charging point and wall mounted gas boiler.

OUTSIDE

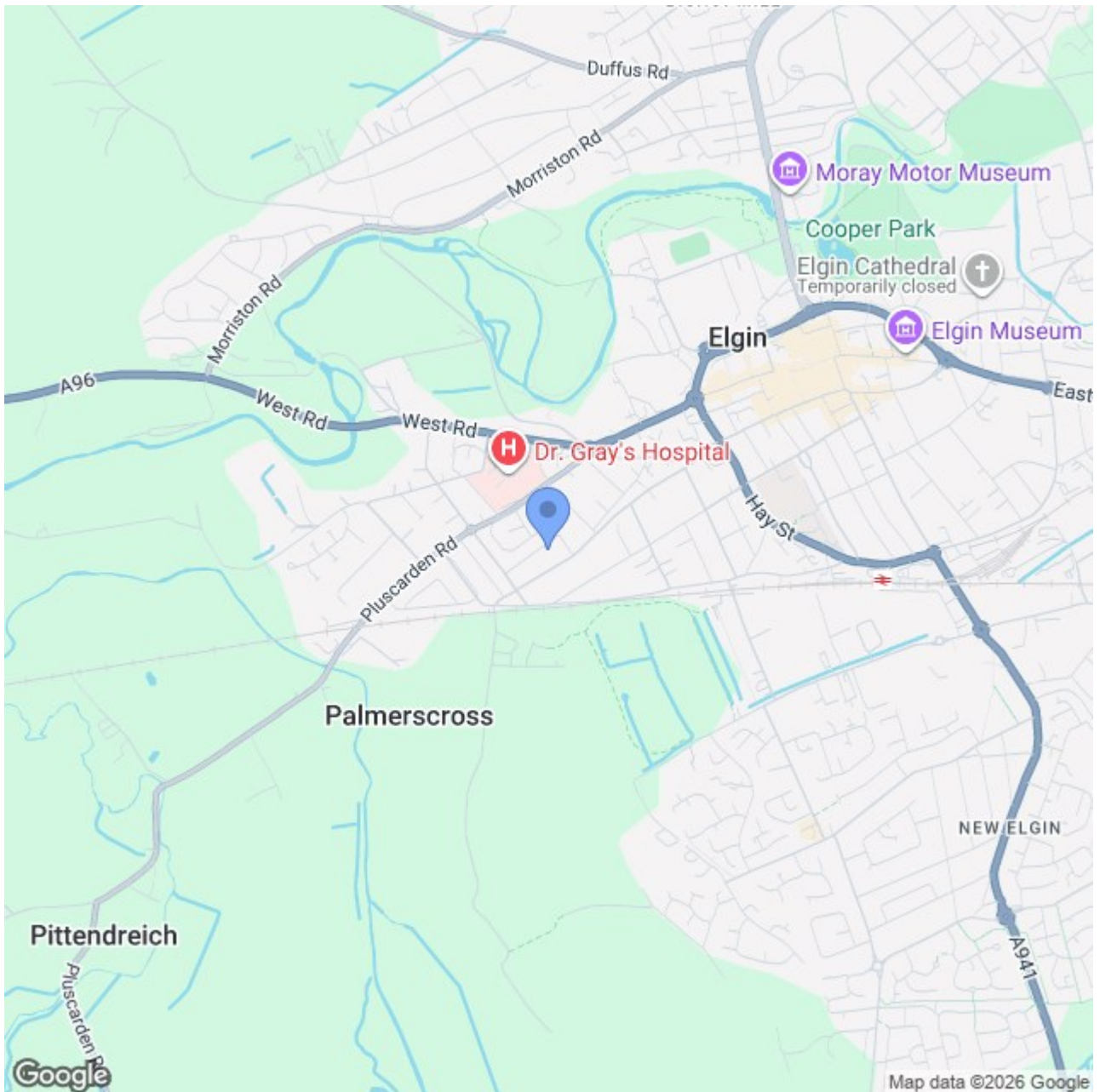
The garden to the front has an area of shrubs, plants and flowers and a driveway provides off-street parking. The fully enclosed rear garden is partly laid to lawn with a slabbed patio area and a stone built garden shed. There is a courtyard area located to the side of the property.

NOTES

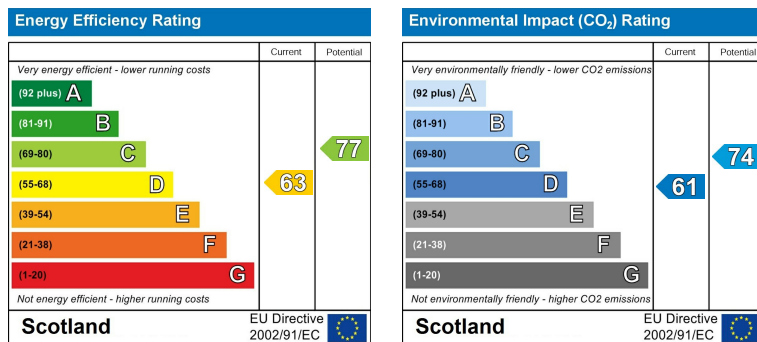
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all curtains and curtain poles; all bathroom fittings; the slot in gas cooker and dishwasher in the kitchen and the EV charger in the garage.

The free standing fridge freezer, washing machine and tumble dryer are not included in the sale.

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 <https://www.estateagencymoray.co.uk>