



**14 Cooper Street, Elgin, IV30 4DU**  
**Offers Over £110,000**

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**abs+**  
estateagents



Excellent Mid Terraced Bungalow enjoying a quiet yet very convenient situation in the ever popular Bishopmill by Dr Gray's Hospital, a short walk from City centre.

Representing an ideal retirement home or excellent first time buy opportunity, this affordable property enjoys the benefit of gas fired central heating, sealed unit double glazing with new kitchen and bedroom windows fitted last August. The accommodation all on one floor comprises: Entrance Vestibule, Hallway, Lounge, fitted Kitchen, double Bedroom, modern Shower Room and rear Lobby.

Externally there is a Garden to the front and a two section garden to the rear with scope for creating off street parking if desired. There is also a shed. Interested parties should also note that there is a large shared parking area to the rear of the enclave of properties.

#### **Vestibule**

3'4" x 3'7" (1.02 x 1.11)

Composite front door with fan light leads to the vestibule. Pendant light, fitted carpet and coat hooks; Door to:-



#### **Hallway**

3'4" x 6'11" (1.02 x 2.12)

Doors to Shower Room, Lounge and Bedroom. Cupboard housing electricity fusebox. Storage cupboard. Smoke detector, radiator, laminate flooring and pendant light.



#### **Lounge**

12'8" x 15'4" (3.87 x 4.68)

Nicely proportioned Lounge with sealed and vented fireplace on angled wall. Front facing window with radiator below. Central ceiling light fitting, radiator, smoke detector and laminate flooring. Door to:-



#### **Kitchen**

10'6" x 7'1" (3.21 x 2.17)

Fitted with a range of base and wall-mounted units, drawers and work surfaces. Stainless steel circular sink and drainer beneath a window to the rear. Electric cooker. Spaces for fridge and freezer. Extractor fan, tiled flooring and smoke detector. Door to:-







### Back Lobby

3'11" x 6'11" (1.21 x 2.13)

Plumbing for washing machine. Window to the rear and door to the rear garden. Flooring continues from the Kitchen. Ceiling light.

### Bedroom

7'5" x 11'6" (2.28 x 3.53)

Double bedroom with built-in wardrobe, dressing table and overhead cupboards. Pendant light fitting, radiator, laminate flooring and hatch to loft space Window to the rear with roller blind.



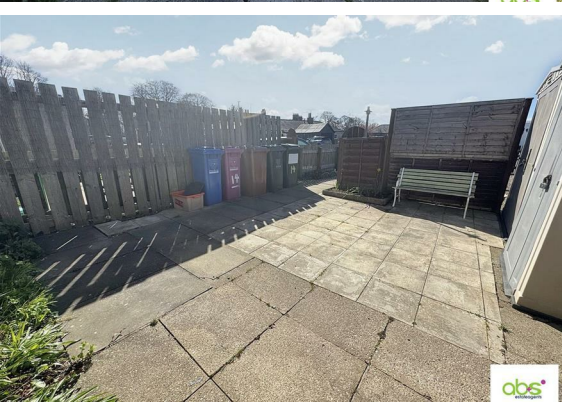
### Shower Room

5'3" x 8'2" (1.61 x 2.51)

Three-piece suite comprising shower cubicle with electric shower, WC and wash hand basin set on vanity unit. Opaque window to the front. Pendant light, spotlight fitting and chrome towel rail radiator.

### Front Garden

Low maintenance garden to the front which is laid in stone chippings. Shared path with neighbouring property.



### Rear Garden

The fully enclosed garden to the rear is divided into two sections; the first is paved and has two sheds, and the second is laid with stone chippings and has clothes poles and a rotary dryer.

### Fixtures and Fittings

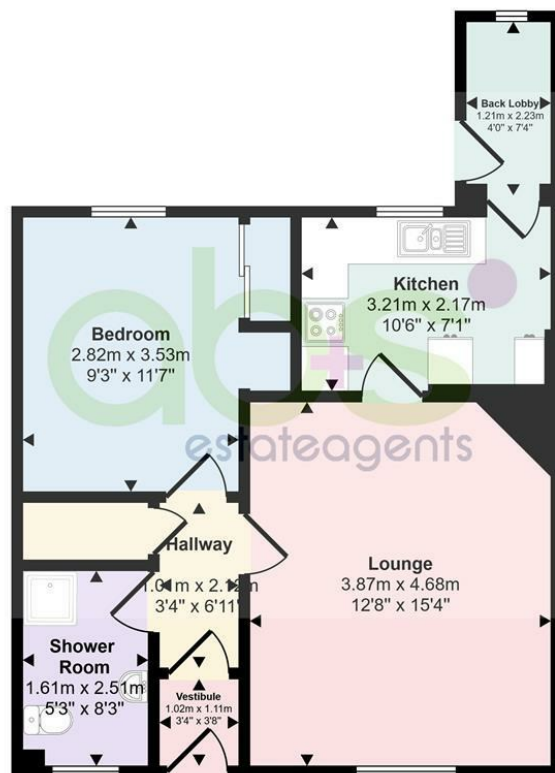
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the cooker.

### Home Report

The Home Report Valuation as at April, 2025 is £110,000, Council Tax Band A and EPI rating is C.



Approx Gross Internal Area  
51 sq m / 554 sq ft



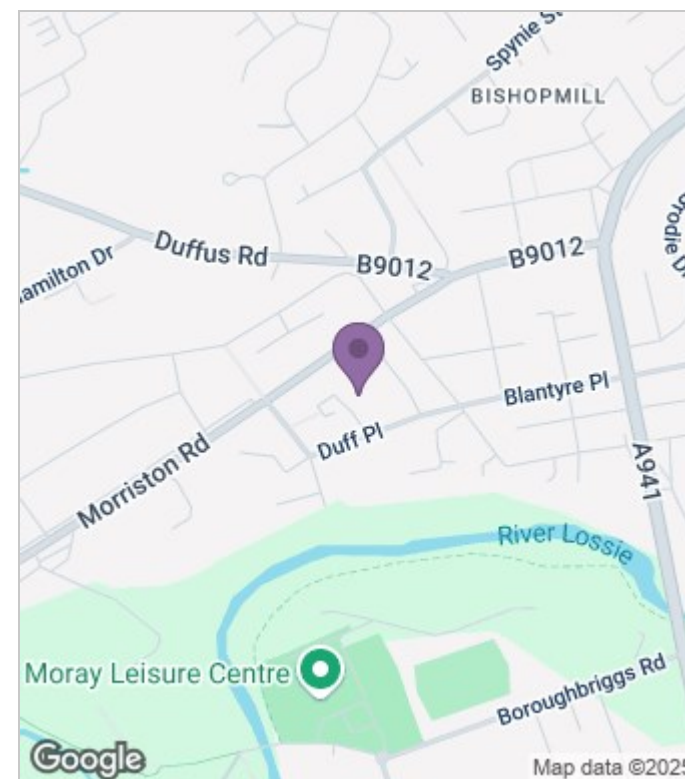
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC 