



Cockburn Place, Elgin, IV30 4HY
Offers Over £117,000

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This well-presented mid-terraced two-bedroom house is located in a peaceful cul-de-sac within the sought-after residential area of Bishopmill, Elgin. Ideally positioned within walking distance of the local primary school, shops, and the popular Cooper Park, this property is perfect for first-time buyers, small families, or investors.

Accommodation Comprises:

Entrance Hallway
Bright and Spacious Lounge/Dining Room
Kitchen
Two Double Bedrooms
Family Bathroom

Key Features:

Gas Central Heating
Double Glazing Throughout
Off-Street Parking to the Front
Enclosed Rear Garden

Entrance hallway

Central heating radiator.
Ceiling light fitting.
Smoke detector.
Understairs area with consumer unit and meter.
Doors leading to Kitchen and Lounge and staircase to the first floor.

Lounge 18'4" x 11'5" (5.6 x 3.5)

Dual aspect lounge diner with windows to the front and rear aspects.
Feature fireplace.
Two central heating radiators
Laminate flooring.
Ceiling light fittings.

Kitchen 7'6" x 9'2" (2.3 x 2.8)

Kitchen fitted with a range of base and wall mounted units.
Stainless steel sink and drainer.
Integrated electric oven and four ring gas hob.
Space for washing machine and fridge freezer.
External door to the rear garden.
Laminate effect vinyl flooring.
Ceiling light fitting.

Stairs/Landing

Carpeted staircase to upper landing.
Triple light fitting.
Smoke detector.
Hatch to loft space.
Radiator.

Bathroom 6'2" x 5'6" (1.9 x 1.7)

Three-piece white suite comprising WC, pedestal wash hand basin and bath with electric shower.
Window to the rear aspect.
Tile effect laminate flooring.
Ceiling spotlights.
Central heating radiator.

Bedroom 1 12'9" x 8'10" (3.9 x 2.7)

Double Bedroom with window to the front aspect.
Built in triple wardrobe with mirror fronted sliding doors.
Fitted carpet.
Central heating radiator.
Ceiling light.
Cupboard housing the gas boiler.



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Bedroom 2 9'6" x 11'5" (2.9 x 3.5)

Double Bedroom with window to the rear aspect.

Cupboard housing hot water tank.

Fitted carpet.

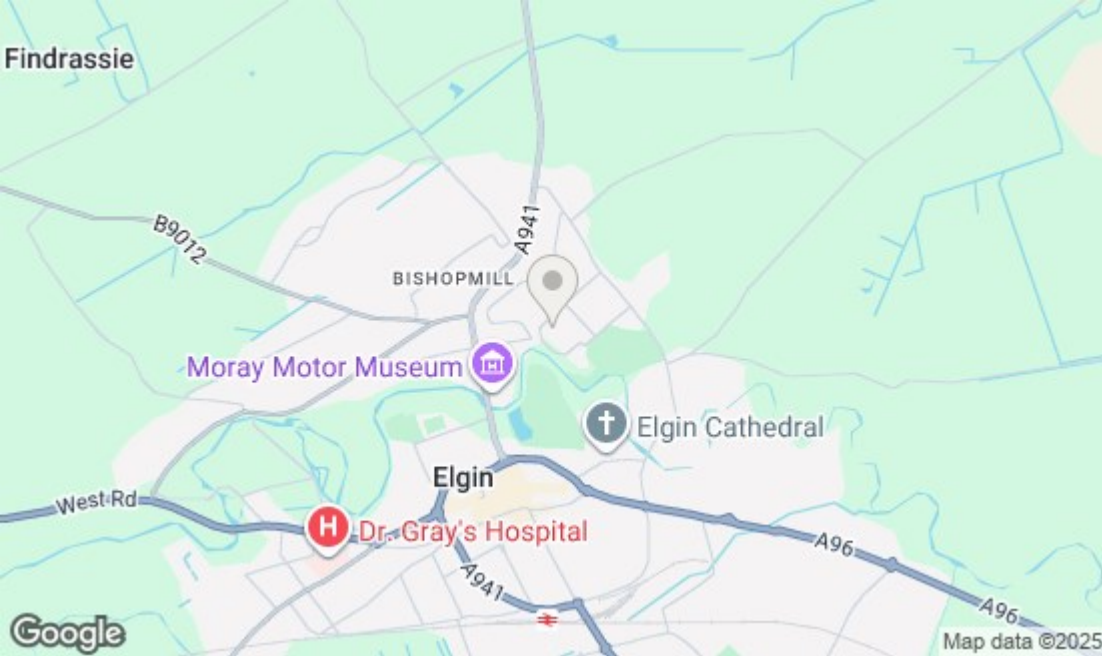
Central heating radiator.

Ceiling light fitting.

Exterior

To the front of the property there is off street parking for one car to the front. The rear garden is fully enclosed with a paved patio and lawn.





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